TAX MAP 209 LOT34
N/F FRANK D. & THERESA BRUNETTE
40 ESKER ROAD
HAMPTON, NH 03842
RCRD 4909–0994
SEE RCRD PLAN D35357

TAX MAP 209 LOT 39
N/F MICHAEL P. WELSH
48 ESKER ROAD
HAMPTON, NH 03842
RCRD 4910–0146
SEE RCRD PLAN D35357

TAX MAP 221 LOT 7–1
N/F DELL–STEVE REALTY TRUST
UNIT 10, 93 WINNACUNNET ROAD
HAMPTON, NH 03842
RCRD 4927–2693
SEE RCRD PLAN D35761

TAX MAP 221 LOT 16
N/F OLDE ENGLISH VILLAGE–HAMPTON
LTD PARTNERSHIP
PO BOX 249
SEABROOK, NH 03874
ARLINGTON, MA 02476–7846

TAX MAP 222 LOT 30
CROSSWAY TERRACE
CONDOMINIUM ASSOCIATION
C/O FRED BOTTE
171 HIGHLAND AVENUE
ARLINGTON, MA 02476–7846
RCRD 2730–2557
SEE RCRD PLAN D16957

LOT1
24,132.5 S.F.
0.55 Ac.

LOT2
23,357.4 S.F.
0.54 Ac.

TOTAL LOT AREA: 23,358 SF±
REF RCRD PLAN D35761

UNIT A
1840 SF±
PROPOSED
TAX MAP 221
ACCT 7–2A

UNIT B
1840 SF±
PROPOSED
TAX MAP 221
ACCT 7–2B

LIMITED COMMON AREA
UNIT A
9680 SF±

LIMITED COMMON AREA
UNIT B
9998 SF±

LIMITED COMMON UNIT A

LIMITED COMMON UNIT B

WOODS

WOODS

WINNACUNNET ROAD

PAVED SIDEWALK

DETAIL
NOT TO SCALE
TOP IP
0.3±
0.2±

N25°29'54"E 175.24'

N25°29'54"E 34.41'

S59°58'17"E 114.23'

S59°58'17"E 24.27'

S59°58'17"E 30.06'

S59°58'17"E 84.39'

S59°58'17"E 54.39'

54.33'

N29°53'40"E 118.82'

S29°16'22"W 213.29'

S29°16'22"W 217.08'

N57°58'36"W 100.48'

N57°58'36"W 100.48' TO FND IPIN

N57°58'36"W 108.56'

N29°00'20"E 49.19'

28.5'

28.5'

14.4'

22.0'

12.0'

12.0'

31.8'

54.28'

54.28'

35.4'

108.56'

18'

22.1'

10.1'

D35761

(I ROD)

(I ROD)

(I ROD)

FND IP (TIPPED)

TOPIP**

FNDIPIN

RRSPK

IPINVER

SETMAGNL

SETMAGNL

ANCHOR

POLE

SWSEVER

CORBLD

CORBLD

CORBLD

CORBLD

CORBLD

BLDG

EOP

UGE

G

W

S

(A1)

(A2)

(B1)

(B2)

105

104

103

102

101

108

107

106

109

120

111

15

16

74

8

11

9

10

2

1

Command= 210-
Point#, Start#-End# or G#= 1-166

| Bearing | Distance | Elev | Descrip | Pnt. | Northing | Easting | Type |
|---|---|---|---|---|---|---|---|
| | | 01-06-2025 | 15:57:37 | | | D:...\BMHOME8 | |
| | | | SETMAGNL | 1 | 4691.9806 | 5087.6481 | |
| | | | SETMAGNL | 2 | 4754.2323 | 4987.1223 | TRA |
| | | | IPINVER | 3 | 4810.0634 | 4909.4154 | SS |
| | | | RRSPK | 4 | 4814.4810 | 4902.3380 | SS |
| | | | POLE | 5 | 4764.3020 | 4991.9025 | SS |
| | | | ANCHOR | 6 | 4770.8874 | 4998.8652 | SS |
| | | | CORBLD | 7 | 4772.8350 | 5028.8386 | SS |
| | | | CORBLD | 8 | 4762.9942 | 5046.6672 | SS |
| | | | CORBLD | 9 | 4751.6564 | 5067.3606 | SS |
| | | | CORBLD | 10 | 4741.8400 | 5085.1892 | SS |
| | | | CORBLD | 11 | 4767.7775 | 5107.8775 | SS |
| | | | TOPIP** | 12 | 4888.1788 | 5192.7580 | SS |
| | | | BLDG | 13 | 4741.8683 | 5085.1961 | SS |
| | | | BLDG | 14 | 4772.7964 | 5028.8163 | SS |

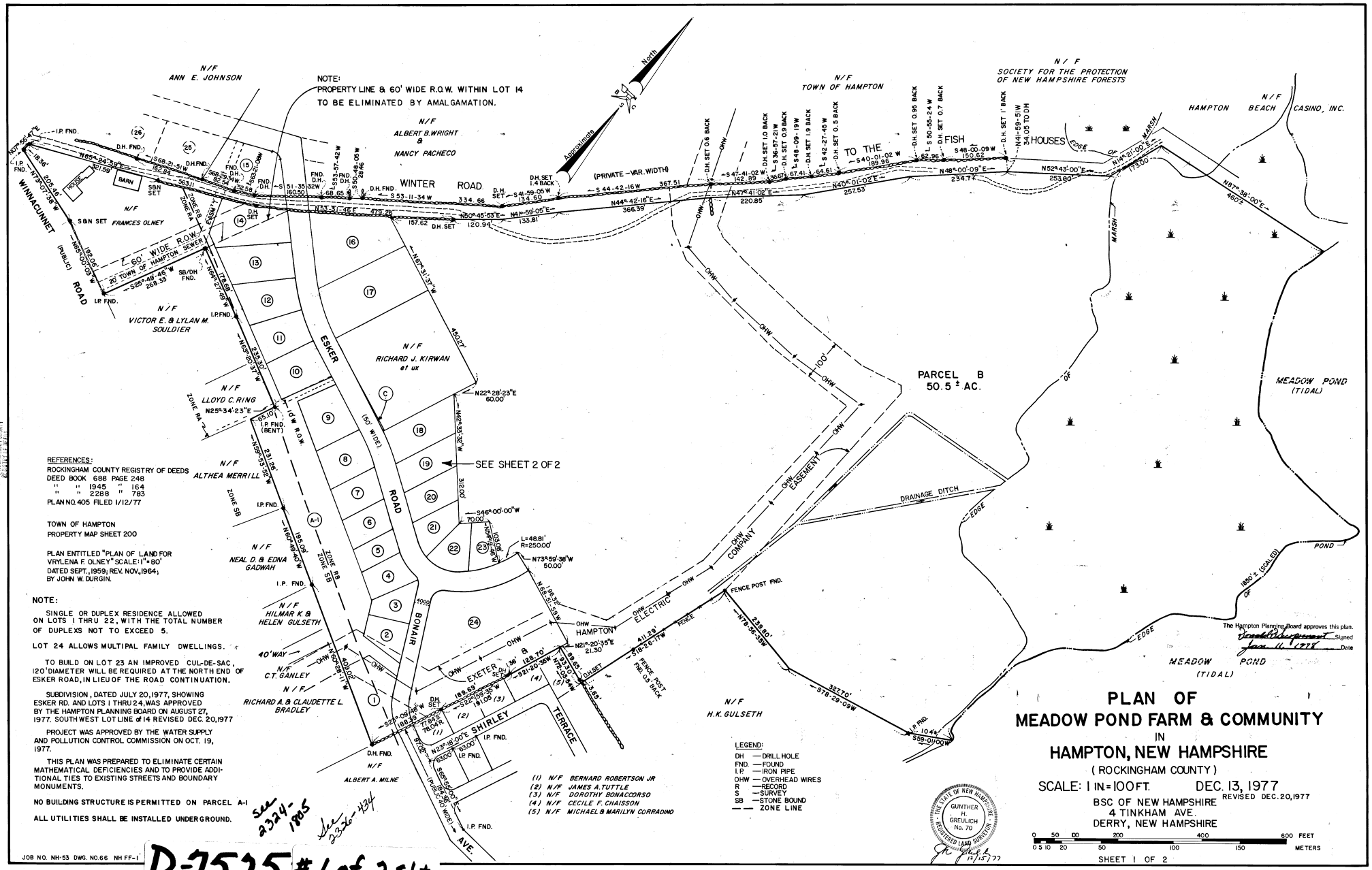
JOB #2 535WASSON [166]

| Bearing | Distance | Elev | Descrip | Pnt. | Northing | Easting | Type |
|---|---|---|---|---|---|---|---|
| 01-06-2025 | | | | 15:57:37 | | D:...\BMHOME8 | |
| | | | BLDG | 15 | 4805.8831 | 5038.6241 | SS |
| | | | SWSEWER | 16 | 4762.4922 | 4974.1960 | SS |
| | | | IPIN | 17 | 4810.0877 | 4909.3889 | SS |
| | | | RRSPK | 18 | 4814.4804 | 4902.3511 | SS |
| | | | FNDIPIN | 19 | 4968.9867 | 4985.2149 | TRA |
| | | | mag/hub | 20 | 4756.7836 | 4994.6063 | SS |
| | | | setub | 21 | 4792.9526 | 5025.7538 | TRA |
| | | | ipinfd | 22 | 4930.6575 | 5119.9501 | SS |
| | | | setip | 23 | 4943.4414 | 5099.3021 | SS |
| | | | pcep | 24 | 4792.7740 | 4987.1542 | SS |
| | | | ptep | 25 | 4784.4271 | 4988.8456 | SS |
| | | | corep | 26 | 4779.9037 | 4994.9540 | SS |
| | | | endfnc | 27 | 4773.3392 | 4992.0561 | SS |
| | | | corfnc | 28 | 4763.1043 | 4985.7776 | SS |
| | | | anchor | 29 | 4770.4347 | 4998.4129 | SS |
| | | | corfnc | 30 | 4804.0112 | 4914.2006 | SS |
| | | | endfnc | 31 | 4808.9434 | 4916.9021 | SS |
| | | | ep | 32 | 4816.0639 | 4955.5817 | SS |
| | | | ep | 33 | 4807.4381 | 4955.9101 | SS |
| | | | ep | 34 | 4803.7992 | 4962.0303 | SS |
| | | | ep | 35 | 4806.8214 | 4967.9441 | SS |
| | | | setcor | 36 | 4757.0597 | 4994.7666 | TRA |
| | | | 1magnl | 37 | 4691.9806 | 5087.6481 | SS |
| | | | h20s/o | 38 | 4764.9853 | 4983.3932 | SS |
| | | | endfnc | 39 | 4775.7633 | 4963.4833 | SS |
| | | | epbkswlk | 40 | 4773.5136 | 4956.5180 | SS |
| | | | epsewer | 41 | 4772.1883 | 4940.9900 | SS |
| | | | epbkswlk | 42 | 4786.2900 | 4935.0207 | SS |
| | | | endfnc | 43 | 4790.6410 | 4934.8722 | SS |
| | | | <fnc | 44 | 4793.2366 | 4933.0344 | SS |
| | | | corfnc | 45 | 4804.0101 | 4914.2227 | SS |
| | | | wll* | 46 | 4817.3198 | 4921.4698 | SS |
| | | | endfnc** | 47 | 4822.2605 | 4913.0599 | SS |
| | | | endfnc** | 48 | 4836.4919 | 4920.2943 | SS |
| | | | wll** | 49 | 4835.6562 | 4925.2589 | SS |
| | | | gas | 50 | 4852.4878 | 4928.9361 | SS |
| | | | <gascl** | 51 | 4798.3210 | 4910.0598 | SS |
| | | | corep | 52 | 4792.7392 | 4904.1385 | SS |
| | | | corep** | 53 | 4805.9583 | 4902.2823 | SS |
| | | | ep | 54 | 4816.0884 | 4905.9914 | SS |
| | | | rrspkpm | 55 | 4814.4673 | 4902.3329 | SS |
| | | | h2os/o** | 56 | 4810.7039 | 4899.9771 | SS |
| | | | <gas* | 57 | 4858.7004 | 4922.2421 | SS |
| | | | h2os/o | 58 | 4801.3638 | 4919.6468 | SS |
| | | | | 100 | 5000.0000 | 5000.0000 | |
| | | | | 101 | 5000.0000 | 5000.0000 | TRA |
| | | | | 102 | 4942.8356 | 5098.8975 | TRA |
| | | | | 103 | 4756.7824 | 4994.6056 | TRA |
| | | | | 104 | 4810.0634 | 4909.4154 | TRA |
| | | | | 105 | 4814.4628 | 4902.3773 | TRA |
| | | | | 106 | 4972.6340 | 4977.8154 | TRA |
| | | | | 107 | 4968.9467 | 4985.1956 | TRA |
| | | | | 108 | 5000.0051 | 5000.0085 | TRA |
| | | | | 109 | 4930.6901 | 5119.9099 | TRA |
| | | | | 110 | 4888.4586 | 5192.9727 | TRA |
| | | | | 111 | 4699.2070 | 5086.6357 | TRA |
| | | | | 112 | 4756.7725 | 4994.5951 | TRA |
| | | | | 114 | 5158.1712 | 5075.4382 | TRA |

JOB #2 535WASSON [166]

| Bearing | Distance | Elev | Descrip | Pnt. | Northing | Easting | Type |
|---|---|---|---|---|---|---|---|
| ----------01-06-2025----- | | | | 15:57:37 | ---------- | D:...\BMHOME8 | |
| | | | | 115 | 5000.0000 | 5000.0000 | |
| | | | | 116 | 5154.4840 | 5082.8183 | TRA |
| | | | | 117 | 5185.5423 | 5097.6313 | TRA |
| | | | | 118 | 5156.9626 | 5147.0757 | TRA |
| | | | | 119 | 5059.3776 | 5095.3635 | TRA |
| | | | | 120 | 5018.3884 | 5071.9600 | TRA |
| | | | | 121 | 4971.0333 | 5046.0499 | TRA |
| | | | | 122 | 5028.7155 | 4953.8227 | TRA |
| | | | | 123 | 4971.0333 | 5046.0499 | TRA |
| | | | | 124 | 4999.8744 | 4999.9363 | TRA |
| | | | | 125 | 4971.4178 | 5049.4488 | TRA |
| | | | | 126 | 4873.8328 | 4997.7365 | TRA |
| | | | | 127 | 4785.6235 | 4948.4920 | TRA |
| | | | | 128 | 4832.9786 | 4974.4020 | TRA |
| | | | | 129 | 4873.9678 | 4997.8056 | TRA |
| | | | | 130 | 4873.8328 | 4997.7365 | TRA |
| | | | | 131 | 4832.8436 | 4974.3330 | TRA |
| | | | | 132 | 4785.6238 | 4948.4881 | TRA |
| | | | | 133 | 4814.4649 | 4902.3745 | TRA |
| | | | | 134 | 4972.6361 | 4977.8126 | TRA |
| | | | | 135 | 4968.9488 | 4985.1928 | TRA |
| | | | | 136 | 5000.0072 | 5000.0058 | TRA |
| | | | | 137 | 4971.4275 | 5049.4502 | TRA |
| | | | | 138 | 4942.8331 | 5098.9019 | TRA |
| | | | | 139 | 4756.7799 | 4994.6099 | TRA |
| | | | | 140 | 4785.6210 | 4948.4963 | TRA |
| | | | | 141 | 4832.8408 | 4974.3412 | TRA |
| | | | | 142 | 4873.8300 | 4997.7448 | TRA |
| | | | | 143 | 4971.4150 | 5049.4570 | TRA |

Point#, Start#-End# or G#= 4-


NOTE:
PROPERTY LINE & 60' WIDE R.O.W. WITHIN LOT 14
TO BE ELIMINATED BY AMALGAMATION.
North
Approximate
N/F
ANN E. JOHNSON
N/F
ALBERT B. WRIGHT
&
NANCY PACHECO
N/F
TOWN OF HAMPTON
N/F
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
HAMPTON BEACH CASINO, INC.
WINTER ROAD
(PRIVATE - VAR. WIDTH)
TO THE FISH HOUSES
WINNACUNNET ROAD
(PUBLIC)
60' WIDE R.O.W.
20' TOWN OF HAMPTON SEWER
ESKER ROAD
(50' WIDE)
BONAIR
SHIRLEY TERRACE
EXETER
40' WAY
HAMPTON ELECTRIC COMPANY
OHW EASEMENT
DRAINAGE DITCH
MARSH
EDGE OF MEADOW POND (TIDAL)
PARCEL B
50.5 ± AC.
N/F
VICTOR E. & LYLAN M. SOULDIER
N/F
RICHARD J. KIRWAN et ux
N/F
LLOYD C. RING
N/F
ALTHEA MERRILL
N/F
NEAL D. & EDNA GADWAH
N/F
HILMAR K. & HELEN GULSETH
N/F
C.T. GANLEY
N/F
RICHARD A. & CLAUDETTE L. BRADLEY
N/F
ALBERT A. MILNE
N/F
H.K. GULSETH
SEE SHEET 2 OF 2
REFERENCES:
ROCKINGHAM COUNTY REGISTRY OF DEEDS
DEED BOOK 688 PAGE 248
" " 1945 " 164
" " 2288 " 783
PLAN NO. 405 FILED 1/12/77
TOWN OF HAMPTON
PROPERTY MAP SHEET 200
PLAN ENTITLED "PLAN OF LAND FOR VIRYLENA F. OLNEY" SCALE: 1" = 80'
DATED SEPT., 1959; REV. NOV., 1964;
BY JOHN W. DURGIN.
NOTE:
SINGLE OR DUPLEX RESIDENCE ALLOWED ON LOTS 1 THRU 22, WITH THE TOTAL NUMBER OF DUPLEXS NOT TO EXCEED 5.
LOT 24 ALLOWS MULTIPAL FAMILY DWELLINGS.
TO BUILD ON LOT 23 AN IMPROVED CUL-DE-SAC, 120' DIAMETER WILL BE REQUIRED AT THE NORTH END OF ESKER ROAD, IN LIEU OF THE ROAD CONTINUATION.
SUBDIVISION, DATED JULY 20, 1977, SHOWING ESKER RD. AND LOTS 1 THRU 24, WAS APPROVED BY THE HAMPTON PLANNING BOARD ON AUGUST 27, 1977. SOUTH WEST LOT LINE of 14 REVISED DEC. 20, 1977
PROJECT WAS APPROVED BY THE WATER SUPPLY AND POLLUTION CONTROL COMMISSION ON OCT. 19, 1977.
THIS PLAN WAS PREPARED TO ELIMINATE CERTAIN MATHEMATICAL DEFICIENCIES AND TO PROVIDE ADDITIONAL TIES TO EXISTING STREETS AND BOUNDARY MONUMENTS.
NO BUILDING STRUCTURE IS PERMITTED ON PARCEL A-1
ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
(1) N/F BERNARD ROBERTSON JR
(2) N/F JAMES A. TUTTLE
(3) N/F DOROTHY BONACCORSO
(4) N/F CECILE F. CHAISSON
(5) N/F MICHAEL & MARILYN CORRADINO
LEGEND:
DH — DRILL HOLE
FND. — FOUND
I.P. — IRON PIPE
OHW — OVERHEAD WIRES
R — RECORD
S — SURVEY
SB — STONE BOUND
— — ZONE LINE
The Hampton Planning Board approves this plan.
Signed
Date
PLAN OF
MEADOW POND FARM & COMMUNITY
IN
HAMPTON, NEW HAMPSHIRE
(ROCKINGHAM COUNTY)
SCALE: 1 IN = 100 FT.
DEC. 13, 1977
REVISED DEC. 20, 1977
BSC OF NEW HAMPSHIRE
4 TINKHAM AVE.
DERRY, NEW HAMPSHIRE
GUNTHER H. GREULICH No. 70
REGISTERED LAND SURVEYOR
THE STATE OF NEW HAMPSHIRE
12/15/77
0 50 100 200 400 600 FEET
0 5 10 20 50 100 150 METERS
SHEET 1 OF 2

'78 JAN 12 P 1:13 C1321

JOB NO. NH-53 DWG. NO. 6.6 NH FF-1

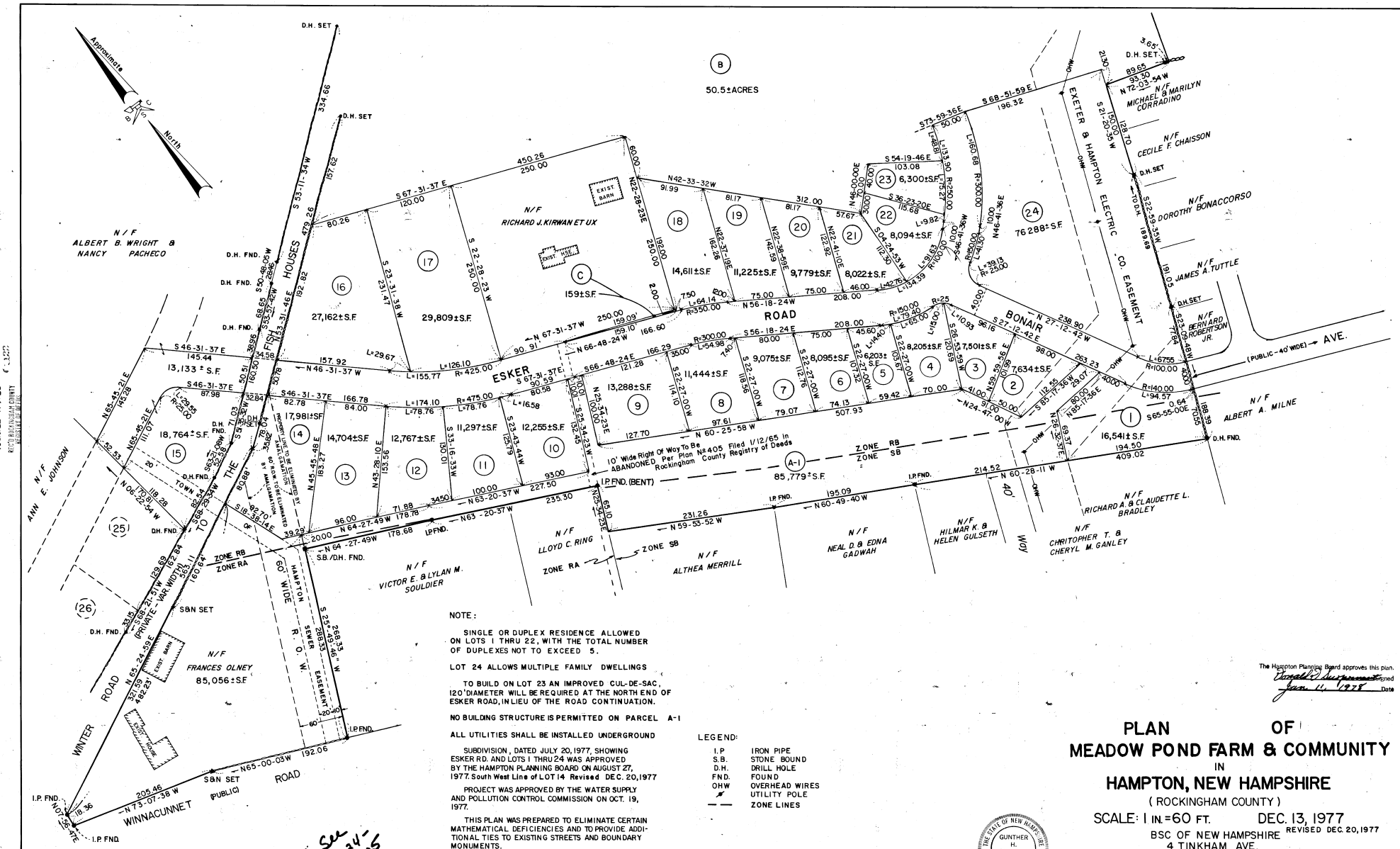
D-7525 #1 of 2 shts.

see 2324-1805

see 2326-434

Peter Olney

D




NOTE:

SINGLE OR DUPLEX RESIDENCE ALLOWED ON LOTS 1 THRU 22, WITH THE TOTAL NUMBER OF DUPLEXES NOT TO EXCEED 5.

LOT 24 ALLOWS MULTIPLE FAMILY DWELLINGS

TO BUILD ON LOT 23 AN IMPROVED CUL-DE-SAC, 120'DIAMETER WILL BE REQUIRED AT THE NORTH END OF ESKER ROAD, IN LIEU OF THE ROAD CONTINUATION.

NO BUILDING STRUCTURE IS PERMITTED ON PARCEL A-1

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND

SUBDIVISION, DATED JULY 20, 1977, SHOWING ESKER RD. AND LOTS 1 THRU 24 WAS APPROVED BY THE HAMPTON PLANNING BOARD ON AUGUST 27, 1977. South West Line of LOT 14 Revised DEC. 20, 1977

PROJECT WAS APPROVED BY THE WATER SUPPLY AND POLLUTION CONTROL COMMISSION ON OCT. 19, 1977.

THIS PLAN WAS PREPARED TO ELIMINATE CERTAIN MATHEMATICAL DEFICIENCIES AND TO PROVIDE ADDITIONAL TIES TO EXISTING STREETS AND BOUNDARY MONUMENTS.

LEGEND:

| | |
|---|---|
| I.P | IRON PIPE |
| S.B. | STONE BOUND |
| D.H. | DRILL HOLE |
| FND. | FOUND |
| OHW | OVERHEAD WIRES |
| | UTILITY POLE |
| — — | ZONE LINES |

The Hampton Planning Board approves this plan.
Donald D. Swenson Signed
Jan. 4, 1978 Date

# PLAN OF MEADOW POND FARM & COMMUNITY IN HAMPTON, NEW HAMPSHIRE

( ROCKINGHAM COUNTY )

SCALE: 1 IN. = 60 FT. DEC. 13, 1977

REVISED DEC. 20, 1977

BSC OF NEW HAMPSHIRE
4 TINKHAM AVE.
DERRY, NEW HAMPSHIRE

0 30 60 120 240 360 FEET
0 5 10 20 50 100 METERS

SHEET 2 OF 2

THE STATE OF NEW HAMPSHIRE
GUNTHER H. GREULICH No. 70
REGISTERED LAND SURVEYOR

12/15/77

DWG.66-1 NHFF-1 NH-53

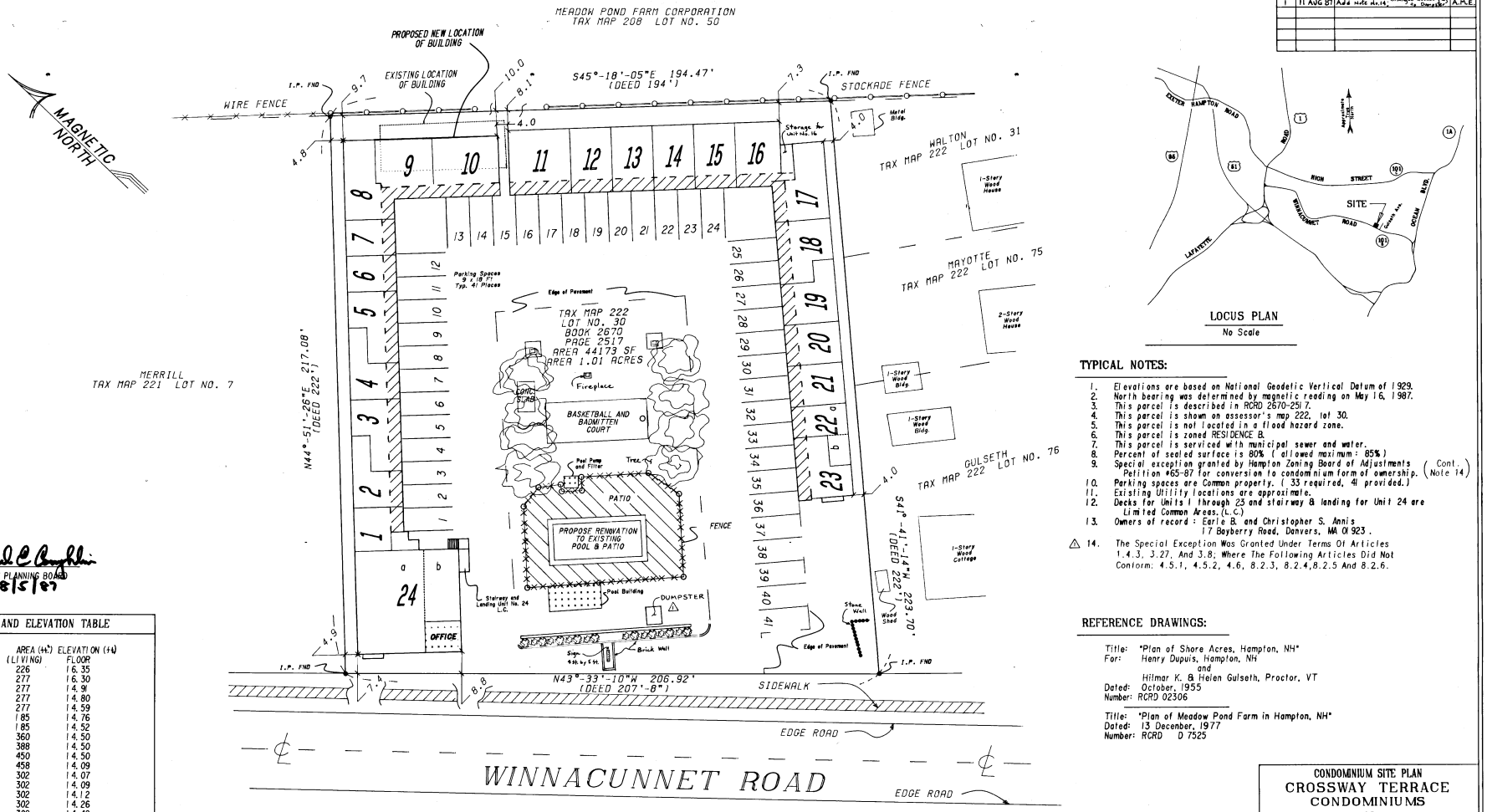
D-7525 #2 of 2 shts

See 2324-1805

MAIL TO: Peter Olney D

Sep 10 15 28 AM '87

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 11 AUG 87 | Add note dr. 14, Changed Bdy. Lines to Straight | A.M.E. |







LOCUS PLAN
No Scale

## TYPICAL NOTES:

1. Elevations are based on National Geodetic Vertical Datum of 1929.
2. North bearing was determined by magnetic reading on May 16, 1987.
3. This parcel is described in RCRD 2670-251 7.
4. This parcel is shown on assessor's map 222, lot 30.
5. This parcel is not located in a flood hazard zone.
6. This parcel is zoned RESIDENCE B.
7. This parcel is serviced with municipal sewer and water.
8. Percent of sealed surface is 80% ( allowed maximum : 85% )
9. Special exception granted by Hampton Zoning Board of Adjustments Petition #65-87 for conversion to condominium form of ownership. (Cont. Note 14)
10. Parking spaces are Common property. ( 33 required, 41 provided.)
11. Existing Utility locations are approximate.
12. Decks for Units 1 through 23 and stairway & landing for Unit 24 are Limited Common Areas. (L.C.)
13. Owners of record : Earle B. and Christopher S. Annis 17 Bayberry Road, Danvers, MA 01923 .
14. The Special Exception Was Granted Under Terms Of Articles 1.4.3, 3.27, And 3.8; Where The Following Articles Did Not Conform: 4.5.1, 4.5.2, 4.6, 8.2.3, 8.2.4,8.2.5 And 8.2.6.

## REFERENCE DRAWINGS:

Title: "Plan of Shore Acres, Hampton, NH"
For: Henry Dupuis, Hampton, NH
and
Hilmar K. & Helen Gulseth, Proctor, VT
Dated: October, 1955
Number: RCRD 02306

Title: "Plan of Meadow Pond Farm in Hampton, NH"
Dated: 13 December, 1977
Number: RCRD D 7525

Daniel C Boughan
HAMPTON PLANNING BOARD
8/5/87

## UNIT AREA AND ELEVATION TABLE

| UNIT NO. | AREA (Ft²) (LIVING) | ELEVATION (Ft) FLOOR |
|---|---|---|
| 1 | 226 | 16.35 |
| 2 | 277 | 16.30 |
| 3 | 277 | 14.91 |
| 4 | 277 | 14.80 |
| 5 | 277 | 14.59 |
| 6 | 185 | 14.76 |
| 7 | 185 | 14.52 |
| 8 | 360 | 14.50 |
| 9 | 388 | 14.50 |
| 10 | 450 | 14.50 |
| 11 | 458 | 14.09 |
| 12 | 302 | 14.07 |
| 13 | 302 | 14.09 |
| 14 | 302 | 14.12 |
| 15 | 302 | 14.26 |
| 16 | 302 | 14.42 |
| 17 | 393 | 14.59 |
| 18 | 297 | 14.59 |
| 19 | 297 | 14.72 |
| 20 | 240 | 14.71 |
| 21 | 240 | 15.29 |
| 22 | 227 | (a) 15.35/15.94 (b) |
| 23 | 227 | 15.94 |
| 24 | 1440 | (a) 21.12/20.29 (b) |
| COMMON (Bldgs) | 454 | N/A |

D-16957

## LEGEND

| | |
|---|---|
| SMH | Sewer Manhole |
| S | Sewer Line |
| T | Telephone Line |
| E | Electric Line |
| W | Water Line |
| WSO | Water Shutoff |
| -12- | Existing Contour |
| -(13)- | Proposed Contour |
| I.P.FND | Iron Pipe Found |
| | Common Area (Bldgs) |

GRAPHIC SCALE
20 15 10 5 0 20 40 60
1 IN FEET 1
1 IN = 20 FEET

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IN COMPLIANCE WITH THE PROVISIONS OF N.H. R.S.A 356-B:20(I) AND THESE PLANS DEPICT UNITS 11 THROUGH 23 AS BUILT AND ARE SUBSTANTIALLY COMPLETED. UNITS 1 THROUGH 10 AND UNIT 24 ARE NOT YET COMPLETED.
FILING THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY PERSUANT TO R.S.A. 356:B, IT DOES NOT CONSTITUTE A SUBDIVISION OF LAND.

REGISTERED PROFESSIONAL ENGINEER
21 JULY 87
DATE

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP AND THAT LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LICENSED LAND SURVEYOR
7-21-87
DATE

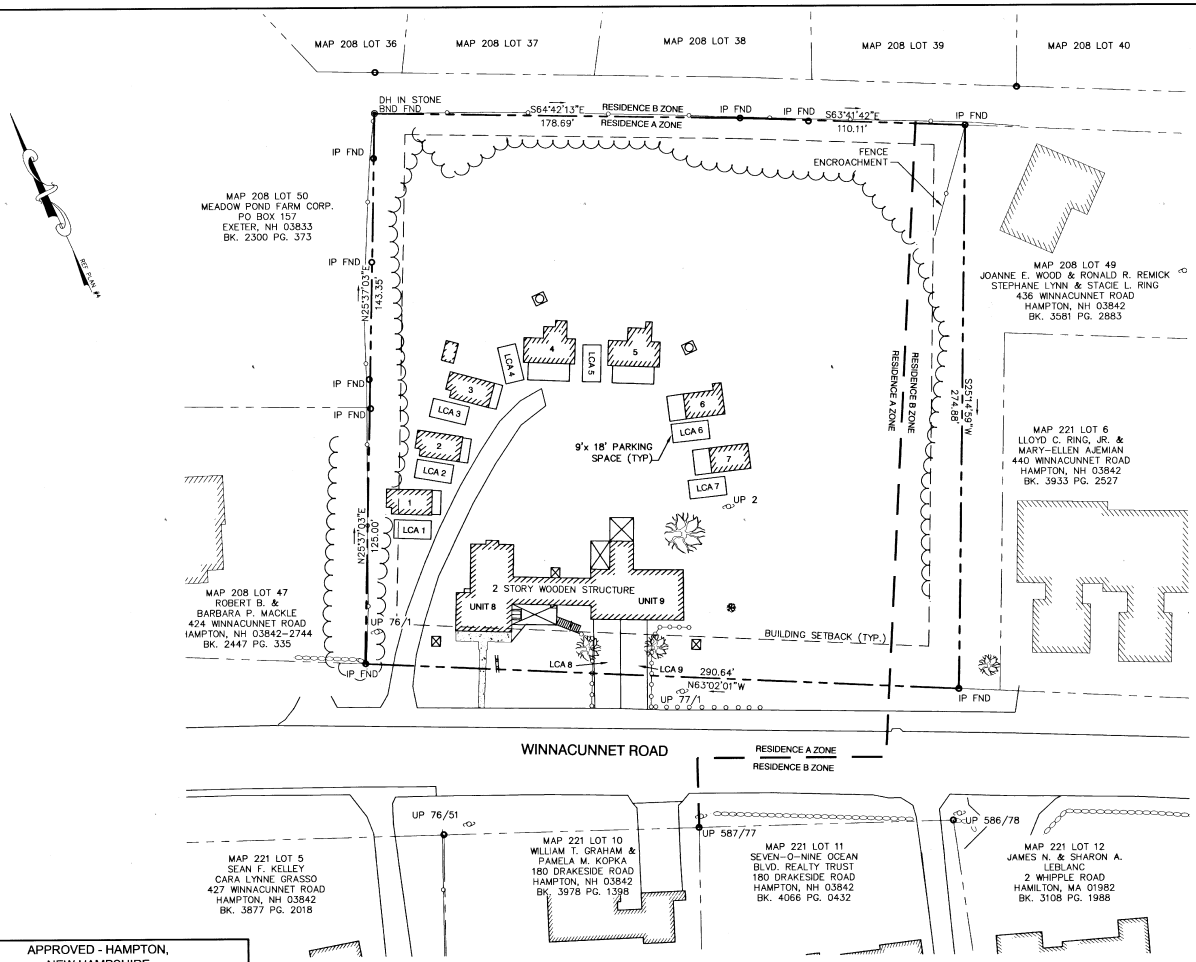
See 3734-1575

# CONDOMINIUM SITE PLAN
# CROSSWAY TERRACE CONDOMINIUMS
AT
454 WINNACUNNET ROAD
HAMPTON, NEW HAMPSHIRE
ROCKINGHAM COUNTY
FOR
EARLE & CHRIS ANNIS


A. MICHAEL EDGAR ENGINEERING
4 High Street Hampton, N.H. 03842
(603) 926-2419


| | |
|---|---|
| DRAWN BY : W.O.C. | DATE : 20 JULY 87 |
| CHECKED BY : A.M.E. | DRAWING NO. : 8713 |
| JOB NO. : 215X | SHEET 1 OF 2 |

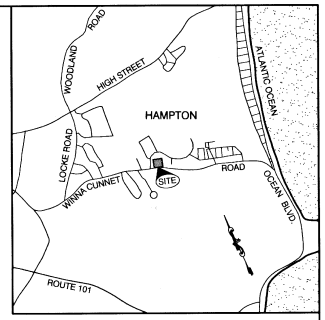
2005 JUL 18 AM 11:10 049935




## LEGEND

UTILITY POLE
DRAIN MANHOLE
SEWER MANHOLE
WATER SHUT OFF
CATCH BASIN
DRAINAGE LINE
SEWER LINE
OVERHEAD ELECTRIC
GAS LINE
PROPERTY LINE
FENCE
CONTOUR
TREELINE
HYDRANT
IR/IP FOUND
BOUND FOUND
DOUBLE POST SIGN
LIMITED COMMON AREA

LCA




## LOCUS

SCALE: 1"=2,000'

## PLAN REFERENCES

1. "PLAN OF LAND FOR WIEAR L. & EVA E. ROWELL IN HAMPTON, NH." SCALE: 1"=40'. BY CHESTER A LEACH, DATED MAY 1952.
2. "PLAN OF MEADOW POND FARM & COMMUNITY IN HAMPTON, NH." SCALE: 1"=60'. BY BSC OF NEW HAMPSHIRE, DATED DEC. 13, 1977. R.C.R.D. NO. D-7525.
3. "SUBDIVISION OF LAND FOR MEADOW POND FARM CORPORATION IN HAMPTON, NH." SCALE 1"=20'. BY PARKER SURVEY ASSOC. INC. DATED JAN. 23, 1982. R.C.R.D. NO. D-10844.
4. "LOT LINE RELOCATION PLAN FOR JOHN E. HINES, WINNACUNNET ROAD, HAMPTON,NH." SCALE 1"=50'. BY RICHARD P. MILLETTE AND ASSOCIATES. DATED OCT. 2, 1982. R.C.R.D. NO. C-11085.

## NOTES

1. THE INTENT OF THIS PLAN IS TO CONVERT THE SEVEN EXISTING COTTAGES AND THE 2 UNITS LOCATED IN THE MAIN BUILDING INTO CONDOMINIUMS. ALL UNITS ARE CURRENTLY SERVICED BY TOWN SEWER & MUNICIPAL UTILITES.
2. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. JONES & BEACH OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK. BY CALLING 1-888-DIG-SAFE.
3. SUBJECT PARCEL IS NOT IN THE 100 YR FLOOD ZONE PER FEMA COMMUNITY PANEL 330132 0008 B DATED JULY 3, 1986.
4. THE SUBJECT PARCEL IS LOCATED IN THE RESIDENCE A & RESIDENCE B ZONES (RA & RB)

   RA ZONE REQUIREMENTS
   SETBACKS:
   FRONT=20'
   SIDE=15'
   REAR=10'
   MIN. LOT AREA=15,000 SF
   LOT AREA/DWELLING UNIT=15,000 SF
   MIN. FRONTAGE=125'

   RB ZONE REQUIREMENTS
   SETBACKS:
   FRONT=20'
   SIDE=10'
   REAR=10'
   MIN. LOT AREA=10,000 SF
   LOT AREA/DWELLING UNIT=7,500 SF
   MIN. FRONTAGE=75'

5. THE SEVEN CABINS CURRENTLY HAVE SEASONAL OCCUPANY PERMITS AND THE MAIN HOUSE HAS TWO YEAR ROUND OCCUPANY PERMITS.

APPROVED - HAMPTON, NEW HAMPSHIRE PLANNING BOARD

Chair

DATE: 7/19/05

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

### LIMITED COMMON AREA TABLE

| UNIT | PARKING SPACE (S.F.) | DECK (S.F.) | TOTAL |
|---|---|---|---|
| 1 | 162 | 51 | 213 |
| 2 | 162 | 51 | 213 |
| 3 | 162 | 48 | 210 |
| 4 | 162 | 172 | 334 |
| 5 | 162 | 170 | 332 |
| 6 | 162 | 98 | 260 |
| 7 | 162 | 98 | 260 |
| 8 | 561 | 259 | 820 |
| 9 | 565 | 263 | 828 |

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. "THE IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEGUN AND ARE SUBSTANTIALLY COMPLETE."

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14.

"I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

STEVEN O'NEIL, LLS — 7/12/05 DATE

**APPLICANT**
426 WINNACUNNET ROAD
REAL ESTATE TRUST
PO BOX 670
HAMPTON, NH 03843

**OWNER OF RECORD**
MAP 208 LOT 48
COLSAK INVESTMENTS, LLC
649 SECOND STREET
SUITE 2
MANCHESTER, NH 03101
BK. 4419 PG. 712

**TOTAL LOT AREA**
78,849 S.F.
1.81 AC.

| Design: JAC | Draft: MTL | Date: 9/2/04 |
|---|---|---|
| Checked: SON | Scale: 1"=30' | Project No.: 04040 |
| Drawing Name: 04040-PLAN.dwg | | |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE — NO. 715 — LICENSED LAND SURVEYOR — STEVEN O'NEIL — BOUNDARY

| REV. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 7/01/05 | MINOR REVISIONS | RGW |
| 0 | 9/17/04 | ISSUED FOR REVIEW | MTL |

Jones & Beach Engineers, Inc.
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

D-32859 sheet 1 of 10

| | |
|---|---|
| Plan Name: | CONDOMINIUM SITE PLAN TAX MAP 208, LOT 48 |
| Project: | 426 WINNACUNNET ROAD HAMPTON, NH |
| Client: | COLSAK INVESTMENTS, LLC 649 SECOND STREET, SUITE 2, MANCHESTER, NH 03301 |

DRAWING No.
C2
SHEET 2 OF 2
JBE PROJECT NO. 04040

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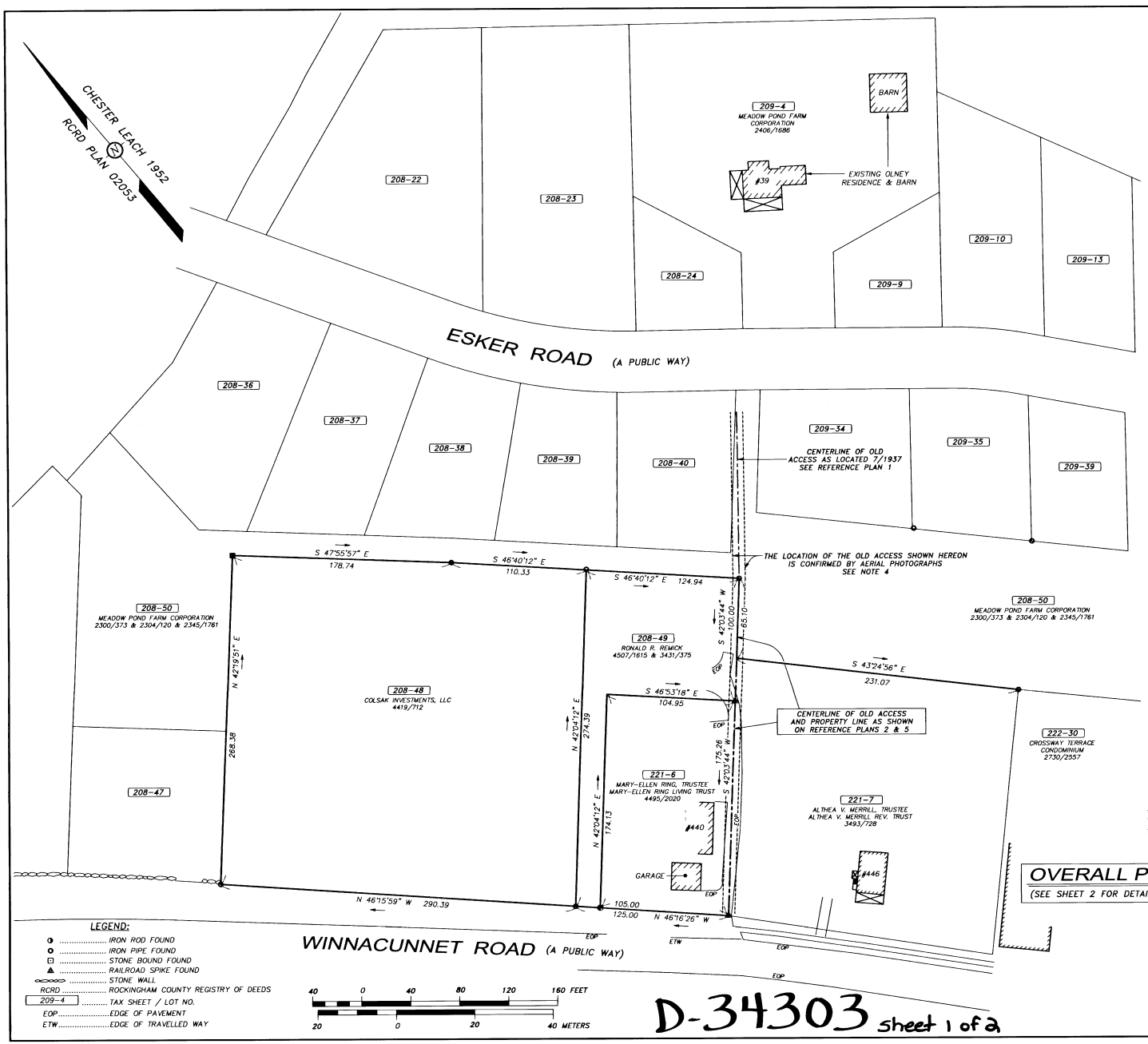


D-34303 sheet 1 of 2

## NOTES:

1. OWNER OF RECORD..... MEADOW POND FARM CORPORATION
   ADDRESS..... PO BOX 157, EXETER, N.H. 03833
   DEED REFERENCE..... 2300/373, 2304/120, 2345/1761
   TAX SHEET / LOT..... 208-50

   OWNER OF RECORD..... RONALD R. REMICK
   ADDRESS..... 811 LAFAYETTE RD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4507/1615 & 3431/375
   TAX SHEET / LOT..... 208-49

   OWNER OF RECORD..... MARY-ELLEN RING, TRUSTEE
   ADDRESS..... 440 WINNACUNNET RD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4495/2020
   TAX SHEET / LOT..... 221-6

   OWNER OF RECORD..... ALTHEA V. MERRILL, TRUSTEE
   ADDRESS..... 446 WINNACUNNET RD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 3493/728
   TAX SHEET / LOT..... 221-7
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
4. THE CENTERLINE OF THE OLD ACCESS SHOWN HEREON IS PER REFERENCE PLANS 1, 2 & 5. THE LOCATION IS CONFIRMED BY OVERLAYING JOHN W. DURGIN 1959 FIELD WORK ON AERIAL PHOTOS ON FILE WITH UNH COOPERATIVE EXTENSION, BRENTWOOD, NH:
   33015 474 236, DATED 3-27-74
   DQW-9K-197, DATED 7-2-52
5. THE STRIP OF LAND DOES NOT HAVE A SPECIFIED WIDTH. THE OLD TRAVELLED WAY SCALES APPROXIMATELY 10' WIDE ON THE 1952 AERIAL PHOTO (SEE NOTE 4). THE FEE STRIP WAS COMPUTED 1 ROD (16.5') WIDE.

SEE SHEET 2 FOR REFERENCE PLANS:

THE TITLE FOR THE COLSAK, REMICK, RING & MERRILL PARCELS ORIGINATE FROM A COMMON PROGENITOR, NELSON P. LAMPREY. THE MERRILL PARCEL WAS CONVEYED BY SAID LAMPREY TO A. W. GODKIN ON 10-13-1919, SEE BOOK 733, PAGE 408, THE WESTERLY SIDELINE OF THE PARCEL WAS SPECIFIED AS "WESTERLY BY A DRIFTWAY ON LAND OF SAID CLIFFORD B. GILL" (PREDECESSOR OF MEADOW POND FARM CORP.). THE CURRENT MERRILL DEED CALL IS "WESTERLY BY A DRIFTWAY ON LAND OF SAID OLNEY". THE REMICK, RING AND COLSAK PARCELS WERE CONVEYED AS 2 TRACTS BY SAID LAMPREY TO THOMAS H. KIERSTEAD ET AL, SEE BOOK 805, PAGE 109 DATED 4-1-1929 & BOOK 851, PAGE 157 DATED 4-1-1929. THE EASTERLY SIDELINE OF THE COMBINED TRACTS WAS SPECIFIED AS THE RIGHT OF WAY ON LAND OF WILSON OLNEY. THE CONVEYANCE BY EVA D. ELKINS TO WEAR L. ROWELL ET AL, SEE BOOK 928, PAGE 203, DATED 4-26-1937 CALLS FOR THE EASTERLY SIDELINE TO BE THE WESTERLY SIDE OF THE DRIVEWAY LEADING TO OLNEY LAND. PROBLEMS BEGAN WITH THE PREPARATION OF REFERENCE PLAN 2 AND SUBSEQUENT CONVEYANCES BY SAID ROWELL TO GLADYS M. RING, SEE BOOK 1278, PAGE 383, DATED 4-11-1953 IN WHICH THE EASTERLY SIDELINE IS CALLED TO BE THE CENTERLINE OF A RIGHT OF WAY. THIS IS IN CONTRAST TO ALL THE EARLIER CONVEYANCES. A REVIEW OF THE RECORD SHOWS THAT NEITHER THE REMICK, RING OR MERRILL PARCELS HAVE FEE TITLE IN THE STRIP OF LAND. IT IS CLEAR THAT NELSON P. LAMPREY BELIEVED THAT THE FEE TITLE TO THE STRIP OF LAND WAS VESTED IN GILL, OR LATER, OLNEY. SEE CONVEYANCE FROM NATHANIEL S. LOCKE TO CLIFFORD B. GILL, BOOK 587, PAGE 135, DATED 1-16-1902, IN WHICH HE GRANTS ALL HIS RIGHT, TITLE AND INTEREST IN THE PATH OR ROADWAY LEADING TO SAID TRACT...

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA 11/20/06
JAMES VERRA DATE

STATE OF NEW HAMPSHIRE No. 829 JAMES VERRA LAND SURVEYOR

OVERALL PLAN
(SEE SHEET 2 FOR DETAIL PLAN)

LEGEND:
- ◑ ..... IRON ROD FOUND
- ○ ..... IRON PIPE FOUND
- ⊡ ..... STONE BOUND FOUND
- ▲ ..... RAILROAD SPIKE FOUND
- ..... STONE WALL
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 209-4 ..... TAX SHEET / LOT NO.
- EOP ..... EDGE OF PAVEMENT
- ETW ..... EDGE OF TRAVELLED WAY

| REV. NO. | DATE | DESCRIPTION | APPR'D |
|---|---|---|---|
| 1 | 11-20-06 | ISSUED FOR RECORDING | JV |
| 0 | 9-25-06 | ISSUED FOR REVIEW & COMMENT | JV |

# PLAN showing OLD ACCESS and EXISTING MONUMENTATION TAX PARCEL 208-50, WINNACUNNET ROAD HAMPTON, NEW HAMPSHIRE for MEADOW POND FARM CORPORATION

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H. 03801-7876
603.436.3557

| | |
|---|---|
| DATE: | 9-20-06 |
| JOB NO: | 22009 |
| SCALE: | 1" = 40' |
| DWG NAME: | 22009 |
| PLAN NO: | 22009 |
| SHEET: | 1 of 2 |

JCS PROJECT MGR JCS DRAWN BY

COPYRIGHT ©2006 by JAMES VERRA and ASSOCIATES, INC.

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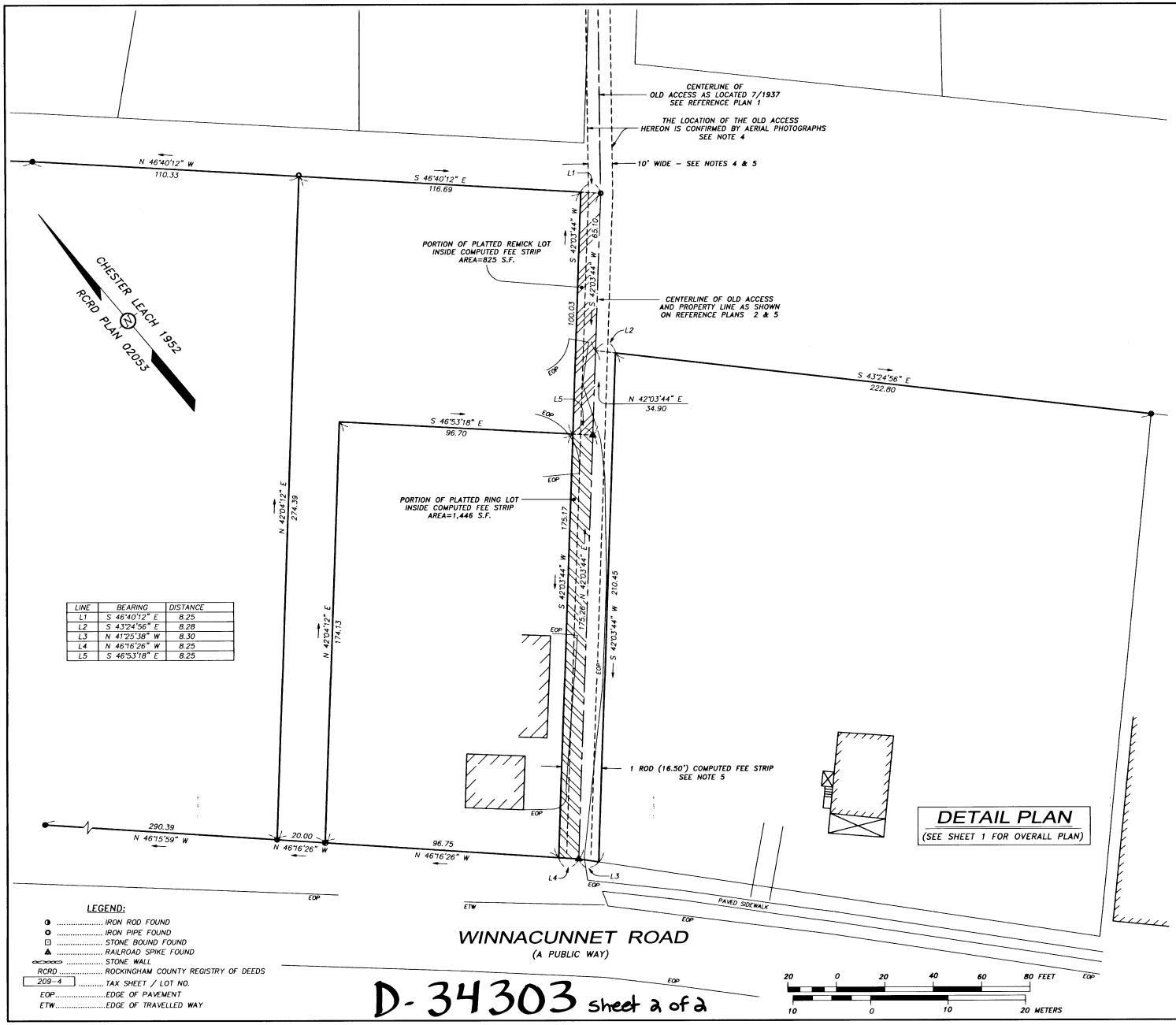


| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 46°40'12" E | 8.25 |
| L2 | S 43°24'56" E | 8.28 |
| L3 | N 41°25'38" W | 8.30 |
| L4 | N 46°16'26" W | 8.25 |
| L5 | S 46°53'18" E | 8.25 |

**LEGEND:**

- ◑ ..... IRON ROD FOUND
- ○ ..... IRON PIPE FOUND
- ⊡ ..... STONE BOUND FOUND
- ▲ ..... RAILROAD SPIKE FOUND
- ..... STONE WALL
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 209-4 ..... TAX SHEET / LOT NO.
- EOP ..... EDGE OF PAVEMENT
- ETW ..... EDGE OF TRAVELLED WAY

## DETAIL PLAN
(SEE SHEET 1 FOR OVERALL PLAN)

SEE SHEET 1 FOR NOTES

**REFERENCE PLANS:**

1. LAND IN HAMPTON, N.H., VRYLENA F. OLNEY TO EDMOND DONLAN, DATED 7/1937, BY JOHN W. DURGIN C.E., FILE NO. 2008, PLAN NO. 1-183, NOT RECORDED.
2. LAND OF WEAR L. & EVA M. ROWELL IN HAMPTON, N. HAMP., DATED 5/1952, RCRD PLAN 02053.
3. PLAN OF LAND , HAMPTON, N.H., FOR VRYLENA F. OLNEY, DATED 9/1959, REVISED 11/1964, BY JOHN W. DURGIN, C.E., FILE NO. 2008, PLAN NO. 7261, NOT RECORDED.
4. PLAN OF LOT, HAMPTON, N.H., VRYLENA F. OLNEY TO RICHARD J. & DEBORAH B. KIRWAN, DATED 12/1964, RCRD PLAN 405.
5. PLAN OF LAND, HAMPTON, N.H. FOR GLADYS M. RING, DATED 8/1970, BY JOHN W. DURGIN, C.E., FILE NO. 2008, PLAN NO. 4156.
6. PLAN OF MEADOW POND FARM & COMMUNITY IN HAMPTON, N.H., REVISED TO 12/20/1977, RCRD PLAN D-7525.
7. CONDOMINIUM SITE PLAN, 426 WINNACUNNET ROAD, HAMPTON, N.H., COLSAK INVESTMENTS, LLC, REVISED TO 7/1/05, RCRD PLAN D-32859.

**PURSUANT TO RSA 676:18,III AND RSA 672:14**

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA 11/20/06
JAMES VERRA DATE

LICENSED LAND SURVEYOR No. 625 James Verra

| REV. NO. | DATE | DESCRIPTION | APP'D |
|---|---|---|---|
| 1 | 11-20-06 | ISSUED FOR RECORDING | JV |
| 0 | 9-25-06 | ISSUED FOR REVIEW & COMMENT | JV |

# PLAN showing OLD ACCESS and EXISTING MONUMENTATION TAX PARCEL 208-50, WINNACUNNET ROAD HAMPTON, NEW HAMPSHIRE

for

MEADOW POND FARM CORPORATION

**JAMES VERRA and ASSOCIATES, INC.**
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H. 03801-7876
603.436.3557

| | |
|---|---|
| DATE: | 9-20-06 |
| JOB NO: | 22009 |
| SCALE: 1" = | 20' |
| DWG NAME: | 22009 |
| PLAN NO: | 22009 |
| SHEET: | 2 of 2 |

JCS PROJECT MGR | JCS DRAWN BY

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D-34303 sheet 2 of 2

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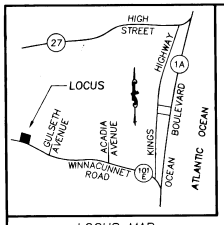



LOCUS MAP
NOT TO SCALE

## PLAN NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW PARCEL A, A PORTION OF MAP 208 LOT 50, BEING COMBINED WITH MAP 221 LOT 7, AND THEN DIVIDING MAP 22 LOT 7 INTO LOTS 1 AND 2. IT IS ALSO TO SHOW PARCEL B BEING COMBINED WITH MAP 221 LOT 6.
PARCELS A & B ON THIS PLAN ARE PARCEL C ON PLAN REFERENCE 3).

## EASEMENT NOTE

PARCEL A
SHALL ALSO SERVE AS AN ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF
(221/6)

## PLAN REFERENCES

1) "LOT LINE ADJUSTMENT PLAN TAX PARCELS 208-50, 209-34, 209-39 & 209-40 WINNACUNNET ROAD HAMPTON, NH FOR MEADOW POND FARM CORPORATION" SCALE: 1"=50' DATE: 1-8-08 REV. THRU 4-2-08 JAMES VERRA AND ASSOCIATES, INC. D-35357

2) "CONDOMINIUM SITE PLAN CROSSWAY TERRACE CONDOMINIUMS AT 454 WINNACUNNET ROAD HAMPTON, NEW HAMPSHIRE ROCKINGHAM COUNTY FOR EARLE AND CHRIS ANNIS" SCALE: 1"=20' DATE: 20 JULY 87 REV. THRU 11 AUG. 87. JAMES VERRA AND ASSOCIATES, INC. D-16957

3) "LOT LINE ADJUSTMENT PLAN TAX PARCELS 208-37, 208-38, 208-39, 208-49, 208-50 & 221-7 WINNACUNNET & ESKERS ROADS, HAMPTON, NH FOR MEADOW POND FARM CORPORATION" SCALE: 1"=50' DATE: 10-30-08 JAMES VERRA AND ASSOCIATES, INC. NOT YET RECORDED

TOWN OF HAMPTON
PLANNING BOARD APPROVAL

CHAIRMAN — DATE 12/9/08

## NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) THESE PARCELS DO NOT LIE WITHIN A FLOOD ZONE SEE F.I.R.M. COMMUNITY PANEL 3301320441 E EFFECTIVE DATE MAY 17, 2005.

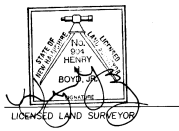
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JUNE AND OCTOBER 2008.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.




LICENSED LAND SURVEYOR — 12-09-08 DATE

## ZONING DISTRICT

**RB RESIDENCE B**

MINIMUM REQUIREMENTS

| | |
|---|---|
| AREA | 10,000 S.F. |
| FRONTAGE | 75' |

BUILDING SETBACKS

| | |
|---|---|
| FRONT | 20' |
| SIDE | 10' |
| REAR | 10' |

## LOT HISTORY TABLE

| RECORD OWNER | RECORD OWNER | RECORD OWNER |
|---|---|---|
| DELL-STEVE REALTY TRUST UNIT # 10 93 WINNACUNNET ROAD HAMPTON, NH 03842 BK. 4927 PG. 2693 | MEADOW POND FARM CORPORATTION P.O. BOX 157 EXETER, NH 03833 BK. PG. | MARY ELLEN RING LIVING TRUST MARY ELLEN RING TRUSTEE 440 WINNACUNNET ROAD HAMPTON, NH 03842 BK. 4495 PG. 2020 |
| (221/7) | (208/50) | (221/6) |
| 46,044 S.F. 1.06 ACRES | 15,766 S.F. 0.36 ACRES | 16,886 S.F. 0.39 ACRES |
| PARCEL A 1,449 S.F. + 0.03 ACRES | PARCEL A & B 2,893 S.F. − 0.08 ACRES | PARCEL B 1,444 S.F. + 0.03 ACRES |
| NEW (221/7) AREA | NEW (208/50) AREA | NEW (221/6) AREA |
| 47,497 S.F. 1.09 ACRES | 12,873 S.F. 0.30 ACRES | 18,330 S.F. 0.42 ACRES |

## ADDITIONAL ABUTTERS

(208/35) N/F GREGORY E. & VIRGINIA R. THULANDER 416 WINNACUNNET ROAD HAMPTON, NH 03842 BK. 3395 PG. 1156

(208/36) N/F ROBERT K. & ANN M. TOWLER 20 ESKER ROAD HAMPTON, NH 03842 BK. 2459 PG. 0956

(221/12) N/F JAMES N. & SHARON A. LEBLANC 2 WHIPPLE ROAD HAMILTON, MA 01982 BK. 3108 PG. 1988

(221/16) N/F OLDE ENGLISH VILLAGE-HAMPTON, LTD. PARTNERSHIP P.O. BOX 249 SEABROOK, NH 03874 BK. 4903 PG. 1277

(222/30) N/F CROSSWAY TERRACE CONDOMINIUM ASSOCIATION C/O FRANCIS A. BOTTE 171 HUGHLAND AVENUE ARLINGTON, MA 02476-7846 BK. 2861 PG. 1387 SEE PLAN D-16957

## LEGEND

| | |
|---|---|
| ● R.R. SPK. | RAILROAD SPIKE |
| ○ I.P. | IRON PIPE |
| ● I ROD | IRON ROD |
| FND. | FOUND |
| (0/00) | ASSESSORS MAP AND PARCEL |
| | WATER SHUT OFF |
| ---OHW | OVER HEAD WIRE |
| | UTILITY POLE |
| | SEWER MAN HOLE |
| (00) | LOT NUMBER FROM RECORD PLAN |

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 INCH = 30'

| NO. | DATE | DESCRIPTION | BY. |
|---|---|---|---|
| 1 | 12/09/08 | REVISE PER PLANNING BOARD | H.H.B. |

# PLAT OF LAND
IN
# HAMPTON, NH

SHOWING
**A LOT LINE ADJUSTMENT AND MINOR SUBDIVISION AT 440 & 446 WINNACUNNET ROAD**
(ASSESSORS MAP 221 LOT 6 & 7 & MAP 208 LOT 50)

RECORD OWNERS
**DELL- STEVE REALTY TRUST**
93 WINNACUNNET ROAD UNIT #10 HAMPTON, NH 03842
**MEADOW POND FARM CORPORATION**
P.O. BOX 157 EXETER, NH 03833
**MARY ELLEN RING LIVING TRUST**
440 WINNACUNNET ROAD HAMPTON, NH 03842


MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689


SCALE: 1"=30' | CALC. BY: H.H.B. | PROJECT:P081031
DATE: NOV. 7, 2008 | CHKD. BY: P.D.B.

D-35761

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Printed from Internet by Acct #: S58 on 5/22/2009

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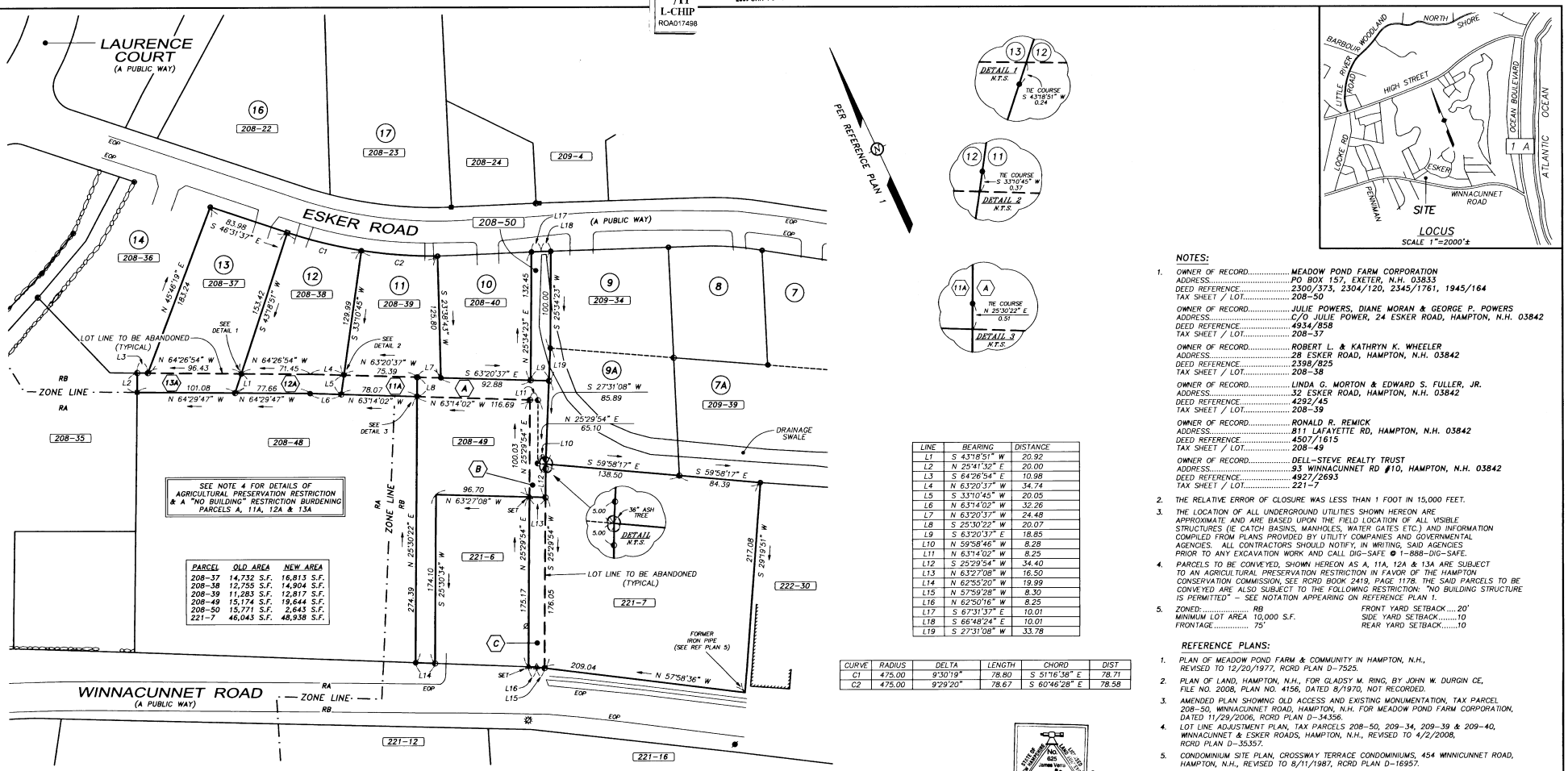



| PARCEL | OLD AREA | NEW AREA |
|---|---|---|
| 208-37 | 14,732 S.F. | 16,813 S.F. |
| 208-38 | 12,755 S.F. | 14,904 S.F. |
| 208-39 | 11,283 S.F. | 12,817 S.F. |
| 208-49 | 15,174 S.F. | 19,644 S.F. |
| 208-50 | 15,771 S.F. | 2,643 S.F. |
| 221-7 | 46,043 S.F. | 48,938 S.F. |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 43°18'51" W | 20.92 |
| L2 | N 25°41'32" E | 20.00 |
| L3 | S 64°26'54" E | 10.98 |
| L4 | N 63°20'37" W | 34.74 |
| L5 | S 33°10'45" W | 20.05 |
| L6 | N 63°14'02" W | 32.26 |
| L7 | N 63°20'37" W | 24.48 |
| L8 | S 25°30'22" W | 20.07 |
| L9 | S 63°20'37" E | 18.85 |
| L10 | N 59°58'54" W | 8.28 |
| L11 | N 63°14'02" W | 8.25 |
| L12 | S 25°29'54" W | 34.40 |
| L13 | N 63°27'08" W | 16.50 |
| L14 | N 62°55'20" W | 19.99 |
| L15 | N 57°59'28" W | 8.30 |
| L16 | N 62°50'16" W | 8.25 |
| L17 | S 67°31'37" E | 10.01 |
| L18 | S 66°48'24" E | 10.01 |
| L19 | S 27°31'08" W | 33.78 |

| CURVE | RADIUS | DELTA | LENGTH | CHORD | DIST |
|---|---|---|---|---|---|
| C1 | 475.00 | 9°30'19" | 78.80 | S 51°16'38" E | 78.71 |
| C2 | 475.00 | 9°29'20" | 78.67 | S 60°46'28" E | 78.58 |




## NOTES:

1. OWNER OF RECORD..... MEADOW POND FARM CORPORATION
   ADDRESS..... PO BOX 157, EXETER, N.H. 03833
   DEED REFERENCE..... 2300/373, 2304/120, 2345/1761, 1945/164
   TAX SHEET / LOT..... 208-50

   OWNER OF RECORD..... JULIE POWERS, DIANE MORAN & GEORGE P. POWERS
   ADDRESS..... C/O JULIE POWER, 24 ESKER ROAD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4934/858
   TAX SHEET / LOT..... 208-37

   OWNER OF RECORD..... ROBERT L. & KATHRYN K. WHEELER
   ADDRESS..... 28 ESKER ROAD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 2398/825
   TAX SHEET / LOT..... 208-38

   OWNER OF RECORD..... LINDA G. MORTON & EDWARD S. FULLER, JR.
   ADDRESS..... 32 ESKER ROAD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4292/45
   TAX SHEET / LOT..... 208-39

   OWNER OF RECORD..... RONALD R. REMICK
   ADDRESS..... 811 LAFAYETTE RD, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4507/1615
   TAX SHEET / LOT..... 208-49

   OWNER OF RECORD..... DELL-STEVE REALTY TRUST
   ADDRESS..... 93 WINNACUNNET RD #10, HAMPTON, N.H. 03842
   DEED REFERENCE..... 4927/2693
   TAX SHEET / LOT..... 221-7
2. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
3. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
4. PARCELS TO BE CONVEYED, SHOWN HEREON AS A, 11A, 12A & 13A ARE SUBJECT TO AN AGRICULTURAL PRESERVATION RESTRICTION IN FAVOR OF THE HAMPTON CONSERVATION COMMISSION, SEE RCRD BOOK 2419, PAGE 1178. THE SAID PARCELS TO BE CONVEYED ARE ALSO SUBJECT TO THE FOLLOWING RESTRICTION: "NO BUILDING STRUCTURE IS PERMITTED" – SEE NOTATION APPEARING ON REFERENCE PLAN 1.
5. ZONED:..... RB
   MINIMUM LOT AREA 10,000 S.F.
   FRONTAGE..... 75'
   FRONT YARD SETBACK.... 20'
   SIDE YARD SETBACK..... 10
   REAR YARD SETBACK..... 10

## REFERENCE PLANS:

1. PLAN OF MEADOW POND FARM & COMMUNITY IN HAMPTON, N.H., REVISED TO 12/20/1977, RCRD PLAN D-7525.
2. PLAN OF LAND, HAMPTON, N.H., FOR GLADSY M. RING, BY JOHN W. DURGIN CE, FILE NO. 2008, PLAN NO. 4156, DATED 8/1970, NOT RECORDED.
3. AMENDED PLAN SHOWING OLD ACCESS AND EXISTING MONUMENTATION, TAX PARCEL 208-50, WINNACUNNET ROAD, HAMPTON, N.H. FOR MEADOW POND FARM CORPORATION, DATED 11/29/2006, RCRD PLAN D-34356.
4. LOT LINE ADJUSTMENT PLAN, TAX PARCELS 208-50, 209-34, 209-39 & 209-40, WINNACUNNET & ESKER ROADS, HAMPTON, N.H., REVISED TO 4/2/2008, RCRD PLAN D-35357.
5. CONDOMINIUM SITE PLAN, CROSSWAY TERRACE CONDOMINIUMS, 454 WINNICUNNET ROAD, HAMPTON, N.H., REVISED TO 8/11/1987, RCRD PLAN D-16957.

| PARCEL | LAND OWNER & MAILING ADDRESS |
|---|---|
| 208-22 | WILLIAM J. HANIG & SARAH J. HANIG, 23 ESKER RD, HAMPTON, NH 03842 |
| 208-23 | KATHLEEN M. FOLEY, 31 ESKER RD, HAMPTON, NH 03842 |
| 208-24 | CRISTINA PHILBRICK, C/O MORRIS-GRIFFIN/FIRST MADISON SER, 4111 SO DARLINGTON AVE. STE 300, TULSA, OK 74135 |
| 208-35 | GREGORY E. & VIRGINIA R. THULANDER, 416 WINNACUNNET RD, HAMPTON, NH 03842 |
| 208-36 | ROBERT K. & ANN M. TOWLER, 20 ESKER RD, HAMPTON, NH 03842 |
| 208-40 | JOSEPH B. HADEKA & MARY ANNE LECOMTE, 36 ESKER RD, HAMPTON, NH 03842 |
| 208-48 | COLSAK INVESTMENTS, LLC, PO BOX 1738, NORTH HAMPTON, NH 03862 |
| 209-4 | PETER B. OLNEY, 39 ESKER RD, HAMPTON, NH 03842 |
| 209-34 | FRANK D. & THERESA L. BRUNETTE, 40 ESKER RD, HAMPTON, NH 03842 |
| 209-39 | MICHAEL P. WELSH, 48 ESKER RD, HAMPTON, NH 03842 |
| 221-6 | MARY ELLEN AJEMIAN (f.k.a. MARY ELLEN RING), TRUSTEE, 440 WINNACUNNET RD, HAMPTON, NH 03842 |
| 221-16 | OLDE ENGLISH VILLAGE-HAMPTON, LTD. PARTNERSHIP, PO BOX 249, SEABROOK, NH 03874 |
| 221-12 | JAMES N. & SHARON A. LEBLANC, 2 WHIPPLE RD, HAMILTON, MA 01982 |
| 222-30 | CROSSWAY TERRACE CONDO. ASSOC., C/O FRANCIS A. BOTTE, 171 HIGHLAND AVE., ARLINGTON, MA 02476-7846 |

## LEGEND:

- IRON ROD SET
- IRON PIPE FOUND
- STONE BOUND FOUND
- RAILROAD SPIKE
- STONE WALL
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 209-4 ..... TAX SHEET / LOT NO.
- EOP ..... EDGE OF PAVEMENT
- UTILITY POLE
- LIGHT POLE
- — S — ..... SEWER LINE
- UTILITY POLE W/TRANSFORMER
- GUY
- (9) ..... LOT NUMBER PER REFERENCE PLANS 1 & 4
- (A) ..... PROPOSED PARCEL TO BE CONVEYED

50 0 50 100 150 200 FEET
10 0 10 20 30 40 50 METERS

APPROVED FOR THE RECORD:

CHAIR, HAMPTON PLANNING BOARD — DATE 1/13/09

D-35773

| REV. NO. | DATE | DESCRIPTION | APPR'D |
|---|---|---|---|
| 1 | 12-19-08 | MONUMENTS SET ON 12-18-08 | JV |

# LOT LINE ADJUSTMENT PLAN
## TAX ASSESSOR'S PARCELS 208-37,208-38,208-39 208-49, 208-50 & 221-7
## WINNACUNNET & ESKER ROADS
## HAMPTON, NEW HAMPSHIRE
for MEADOW POND FARM CORPORATION

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H., 03801-7876
603.436.3557

| | |
|---|---|
| DATE: | 10-30-08 |
| JOB NO: | 22009 |
| SCALE: | 1" = 50' |
| DWG NAME: | 22009-4 |
| PLAN NO: | 22009-4 |
| SHEET: | 1 of 1 |

JCS PROJECT MGR — JCS DRAWN BY

COPYRIGHT © 2008 by JAMES VERRA and ASSOCIATES, INC.

Filed: Jan. 12, 1965
4:30

# PLAN OF LOT
# HAMPTON, N.H.

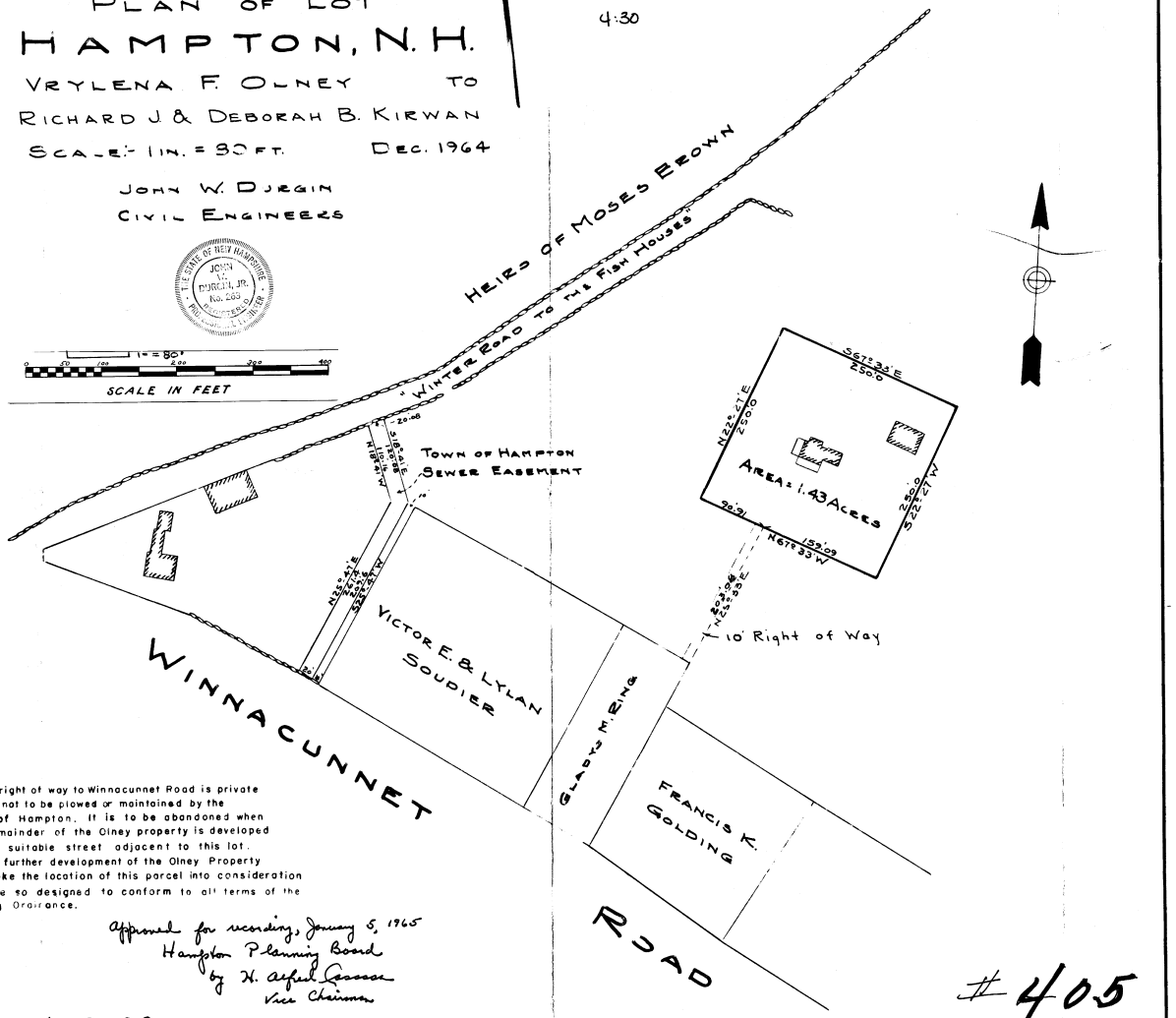
VRYLENA F. OLNEY TO
RICHARD J. & DEBORAH B. KIRWAN

SCALE: 1 IN. = 30 FT. DEC. 1964

JOHN W. DJEGIN
CIVIL ENGINEERS

THE STATE OF NEW HAMPSHIRE
JOHN W. DJEGIN, JR.
No. 265
REGISTERED LAND SURVEYOR

1" = 50'
0 50 100 200 400
SCALE IN FEET




NOTE:

1. The right of way to Winnacunnet Road is private and is not to be plowed or maintained by the Town of Hampton. It is to be abandoned when the remainder of the Olney property is developed with a suitable street adjacent to this lot.
2. Any further development of the Olney Property will take the location of this parcel into consideration and be so designed to conform to all terms of the Zoning Ordinance.

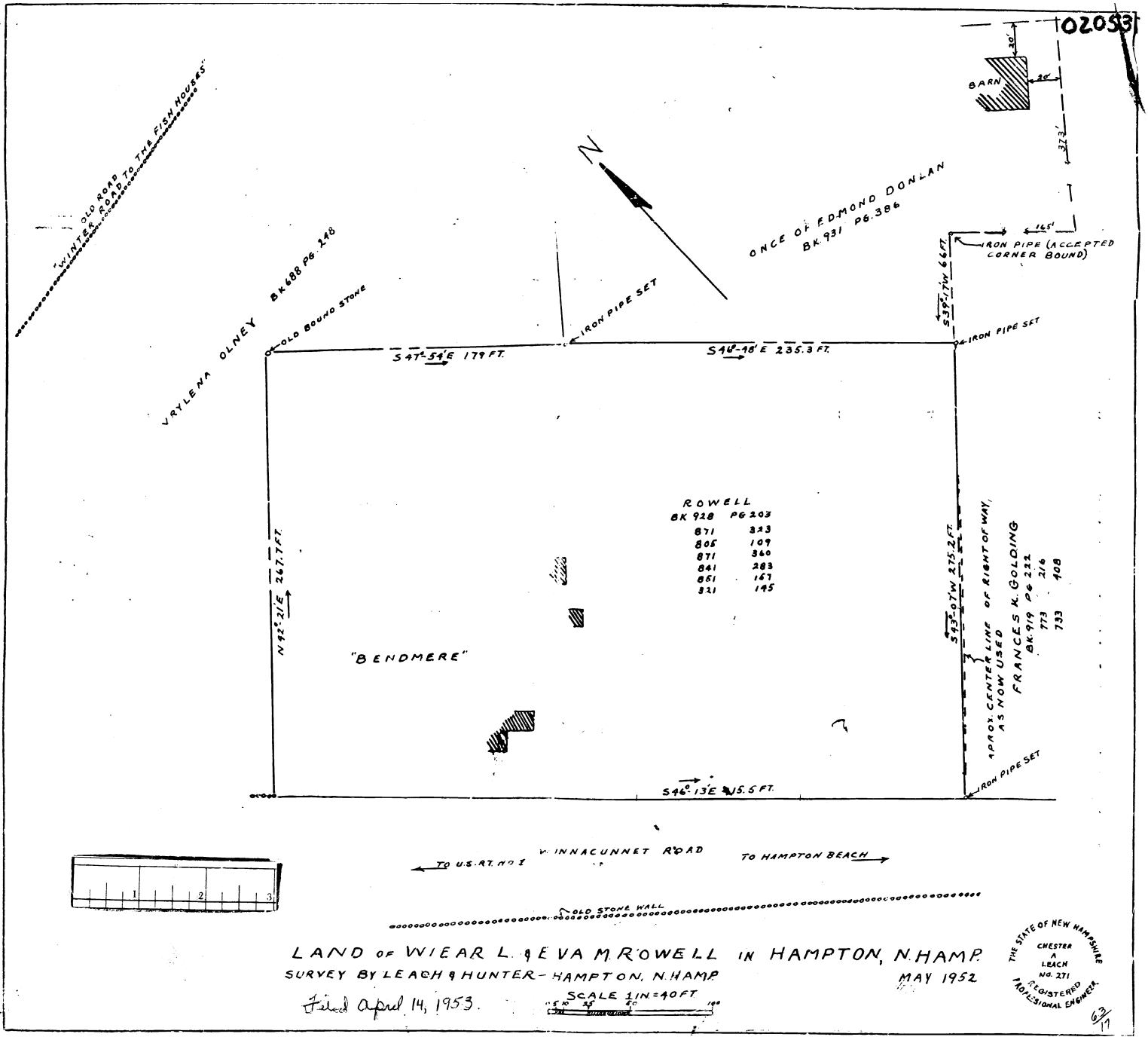
Approved for recording, January 5, 1965
Hampton Planning Board
by H. Alfred Gannon
Vice Chairman

FILE NO. 2008
PLAN NO 9372

#405

Drawer III Section H #405

02053




LAND OF WIEAR L. & EVA M. ROWELL IN HAMPTON, N.HAMP.

SURVEY BY LEACH & HUNTER – HAMPTON, N.HAMP. MAY 1952

Filed April 14, 1953.

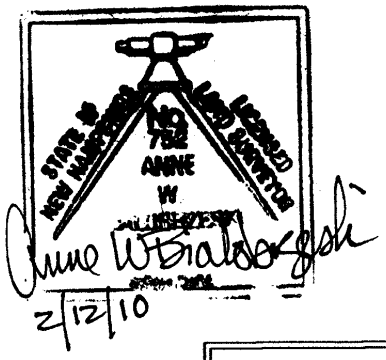
SCALE 1 IN. = 40 FT.

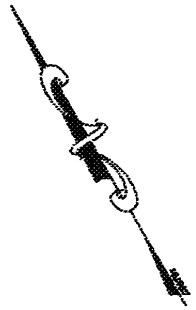
THE STATE OF NEW HAMPSHIRE
CHESTER A. LEACH
No. 271
REGISTERED PROFESSIONAL ENGINEER.

6/3/11

# FOUNDATION CERTIFICATION

OWNER: DELL–STEVE REALTY TRUST
LOCUS: 444 WINNACUNNET ROAD
TAX MAP 221 LOT 7–1
SCALE: 1"=20' DEC 28, 2009
STOCKTON SERVICES HAMPTON, NH



213.29'
S29°16'22"W

EXISTING
FOUNDATION

19.2'±
15.3'±
24.0'±
23.0'±
37.1'±
39.8'±
N25°29'54"E
175.24'
108.78'
N57°58'36"W

WINNACUNNET ROAD

CASASSA AND RYAN
ATTORNEYS AT LAW
489 LAFAYETTE ROAD
HAMPTON, NEW HAMPSHIRE 03842-2242
(603) 926-6336

TELEFAX (603) 926-4127

WWW.CASASSARYAN.COM

H. ALFRED CASASSA
JOHN J. RYAN
PETER J. BAARI
ROBERT A. CASASSA
FAYE R. GOLDBERG*
DANIEL R. HARTLEY*

*MEMBER: NH AND ME BAR

February 8, 2011

*Hand Delivered*

Town of Hampton
Jamie Steffen, Town Planner
100 Winnacunnet Road
Hampton, NH 03842

RE: 444 Winnacunnet Road, Hampton, NH

Jamie,

Attached are a copy of the Easement recorded on February 19, 2009 and the Subdivision Plan recorded on January 9, 2009. As you can see the deed grants an easement over the strip of land shown as "paved driveway" on the plan, which was approved by the Planning Board on December 12, 2008. As you can also see the "paved driveway" shown on that plan is the same "paved driveway" shown on the condominium site plan approved by the Planning Board on January 5, 2011. Taking the three documents together there should be no doubt that there is enough record evidence of an easement over the "paved driveway" shown on both plans.

The end result is that as a matter of record any parties in interest have been given notice of the existence and location of that easement. And remember that this was merely a condominium conversion which by its nature merely reflects what is already existing. The fact that the subdivision regulations call for easements to be shown on plans is satisfied by the fact that the easement here, is described by the recorded easement deed as the "paved driveway".

There is nothing in the regulations specifying that the measurements of each parking space needs to be shown, and there is nothing in the regulations that requires that distances be shown to the drip edge. The only requirement for that is in the Zoning Regulations (which do not apply in this situation).

Received by e-mail from Christine 2/9/11 1:05 PM

However, if the Town wants to be that finicky I can ask the Surveyor to add those three items to the plan. What I want to avoid is going back to the Planning Board in March. I am not aware of anything in the regulations preventing the Chairman from signing a corrective plan. If the Town insists upon that and we lose either or both the Buyers now planned to close this week the Town is going to have to ask itself whether it wants to risk a suit for damages over issues as minor as these.

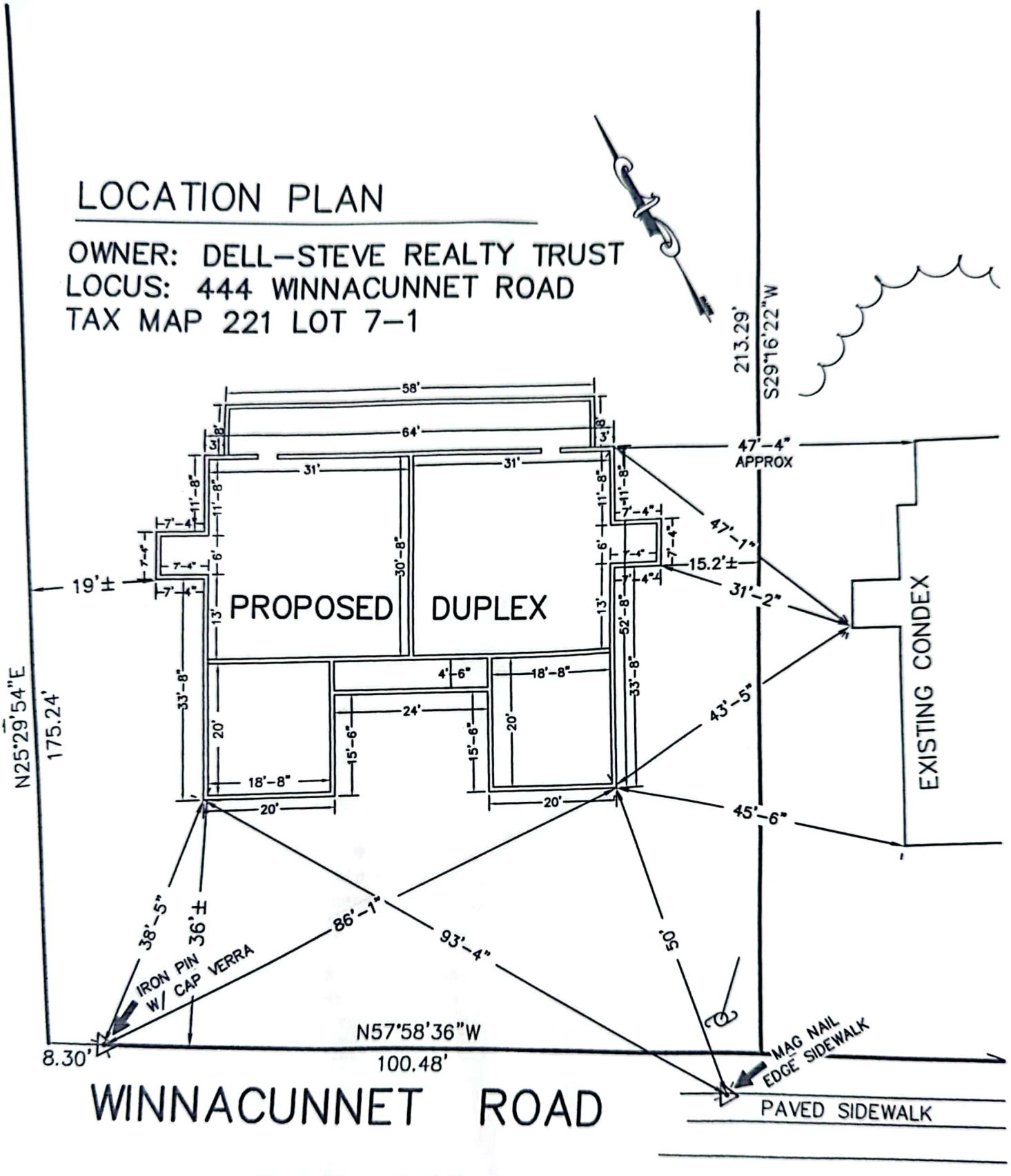
Sincerely,

Peter J. Saari, Esquire

PJS/cew
cc: Dell-Steve

# LOCATION PLAN

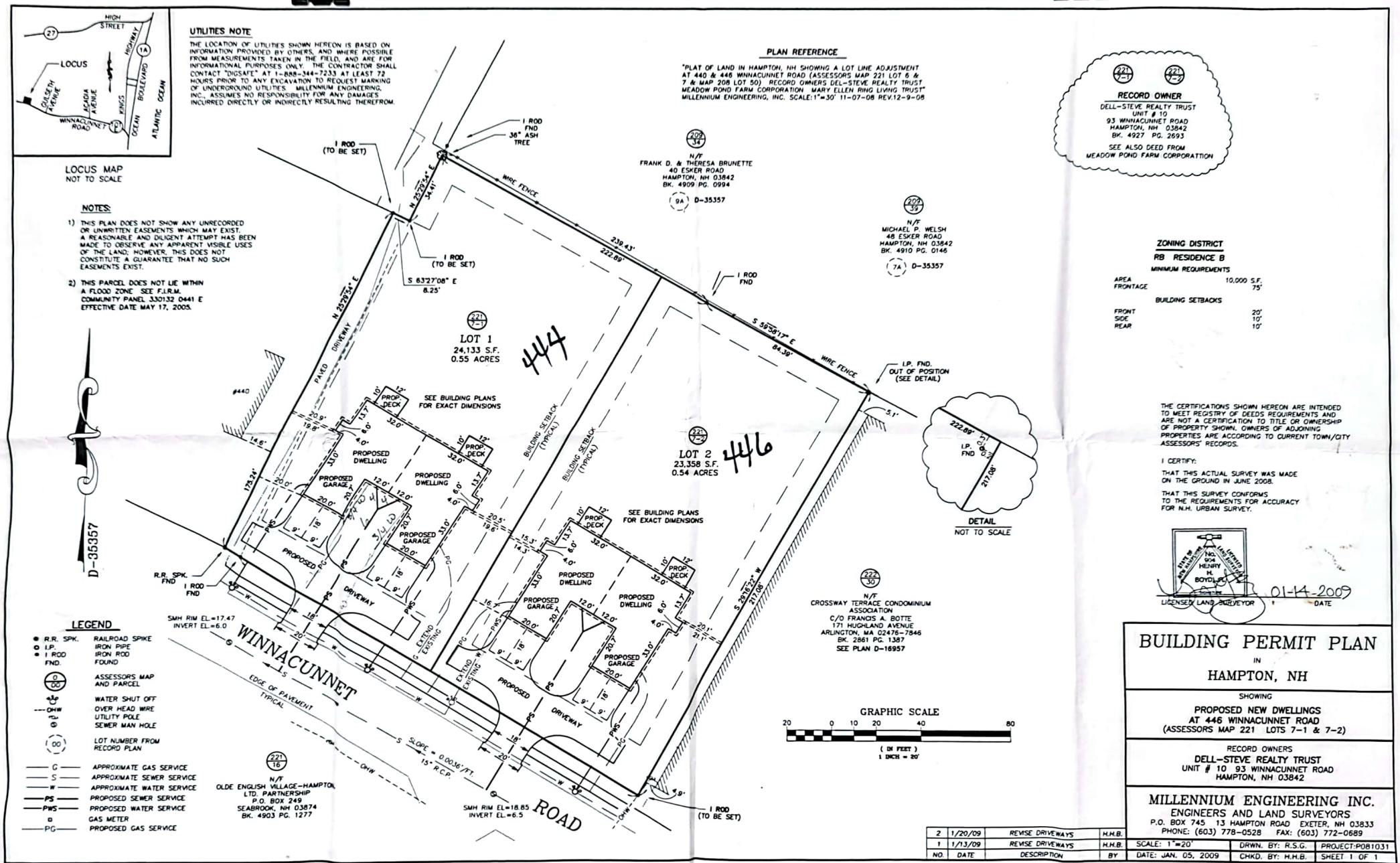
OWNER: DELL–STEVE REALTY TRUST
LOCUS: 444 WINNACUNNET ROAD
TAX MAP 221 LOT 7–1

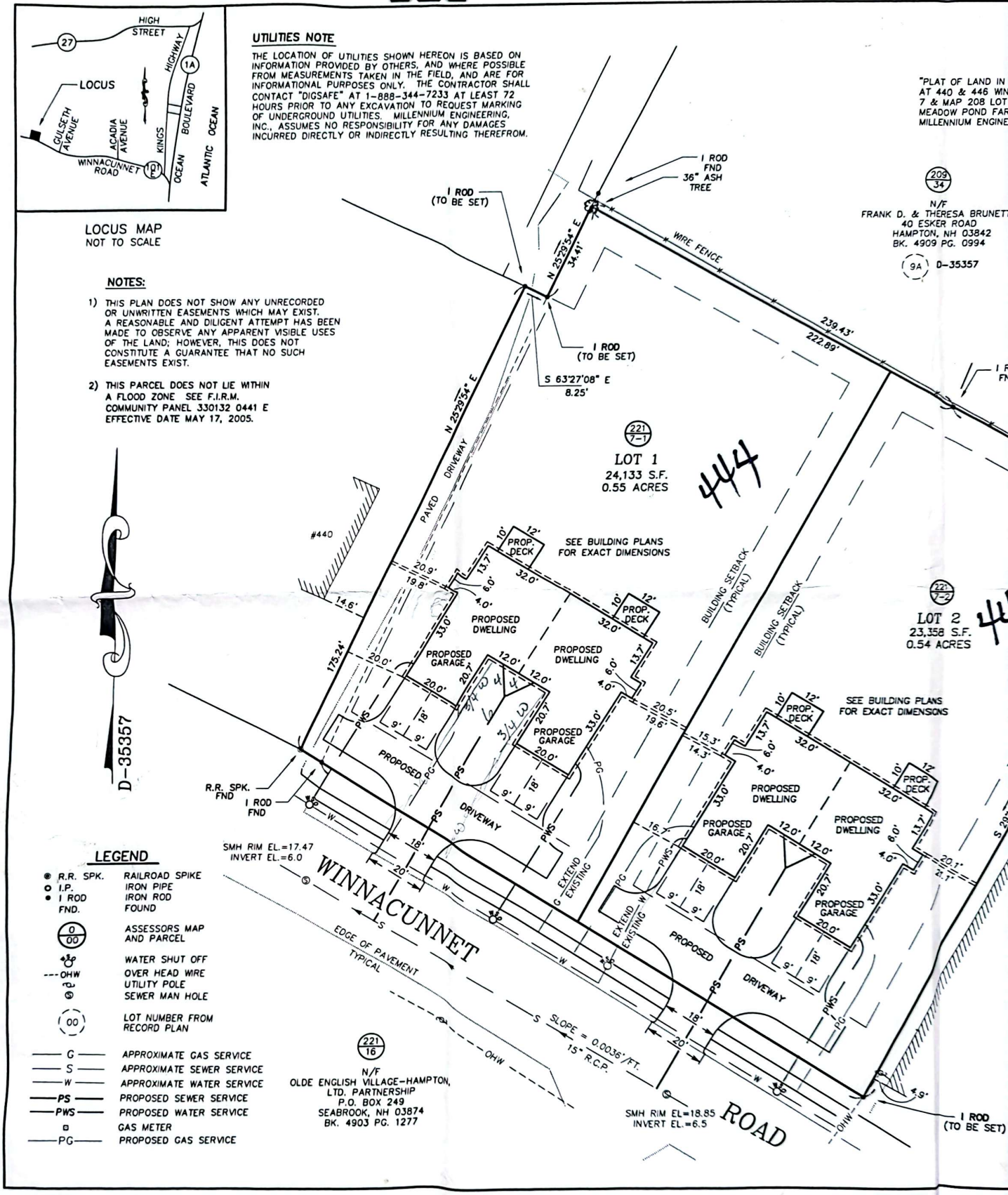


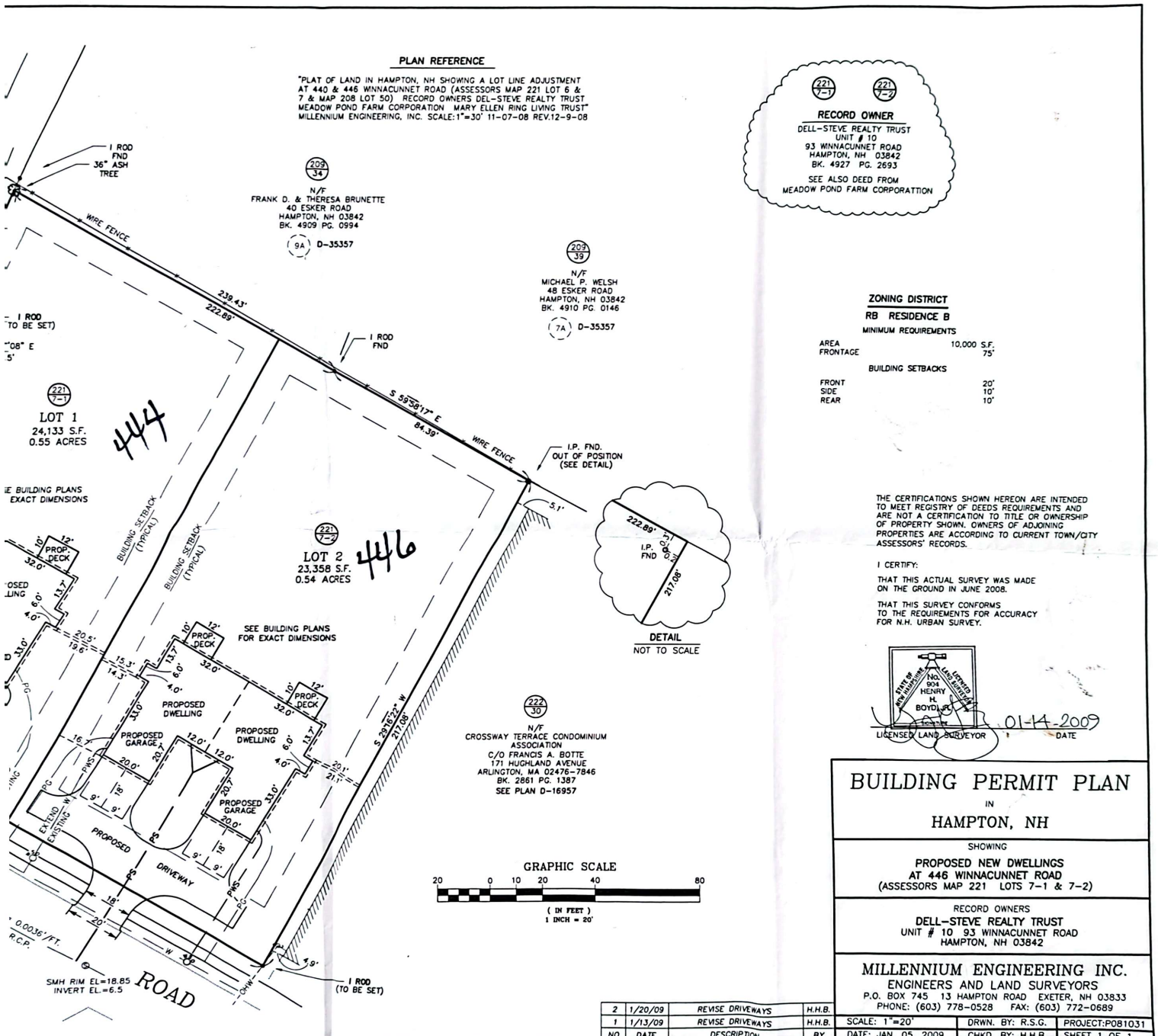

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET


HIGH STREET
LOCUS
HIGHWAY
1A
27
CASEY AVENUE
ACADIA AVENUE
KINGS
OCEAN BOULEVARD
ATLANTIC OCEAN
WINNACUNNET ROAD
LOCUS MAP
NOT TO SCALE
UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.
PLAN REFERENCE
"PLAT OF LAND IN HAMPTON, NH SHOWING A LOT LINE ADJUSTMENT AT 440 & 446 WINNACUNNET ROAD (ASSESSORS MAP 221 LOT 6 & 7 & MAP 208 LOT 50) RECORD OWNERS DELL-STEVE REALTY TRUST MEADOW POND FARM CORPORATION MARY ELLEN RING LIVING TRUST" MILLENNIUM ENGINEERING, INC. SCALE:1"=30' 11-07-08 REV.12-9-08
221/7-1 221/7-2
RECORD OWNER
DELL-STEVE REALTY TRUST
UNIT # 10
93 WINNACUNNET ROAD
HAMPTON, NH 03842
BK. 4927 PG. 2693
SEE ALSO DEED FROM
MEADOW POND FARM CORPORATTION
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.
1 ROD (TO BE SET)
1 ROD FND 36" ASH TREE
N 25°29'54" E 34.41'
WIRE FENCE
239.43'
222.89'
209/34
N/F
FRANK D. & THERESA BRUNETTE
40 ESKER ROAD
HAMPTON, NH 03842
BK. 4909 PG. 0994
9A D-35357
209/39
N/F
MICHAEL P. WELSH
48 ESKER ROAD
HAMPTON, NH 03842
BK. 4910 PG. 0146
7A D-35357
1 ROD (TO BE SET)
S 63°27'08" E 8.25'
1 ROD FND
S 58°58'17" E 84.39'
WIRE FENCE
L.P. FND. OUT OF POSITION (SEE DETAIL)
N 25°29'54" E
PAVED DRIVEWAY
#440
14.6'
175.24'
221/7-1
LOT 1
24,133 S.F.
0.55 ACRES
444
SEE BUILDING PLANS FOR EXACT DIMENSIONS
PROP. DECK
PROPOSED DWELLING
PROPOSED GARAGE
BUILDING SETBACK (TYPICAL)
221/7-2
LOT 2
23,358 S.F.
0.54 ACRES
446
SEE BUILDING PLANS FOR EXACT DIMENSIONS
PROPOSED DWELLING
PROPOSED GARAGE
PROPOSED DRIVEWAY
EXTEND EXISTING
PWS
PG
DETAIL
NOT TO SCALE
222.89'
L.P. FND
0.3'
217.08'
S 28°16'22" W
222/30
N/F
CROSSWAY TERRACE CONDOMINIUM ASSOCIATION
C/O FRANCIS A. BOTTE
171 HUGHLAND AVENUE
ARLINGTON, MA 02476-7846
BK. 2861 PG. 1387
SEE PLAN D-16957
R.R. SPK. FND
I ROD FND
SMH RIM EL.=17.47
INVERT EL.=6.0
WINNACUNNET ROAD
EDGE OF PAVEMENT TYPICAL
S SLOPE = 0.0036'/FT.
15" R.C.P.
OHW
SMH RIM EL=18.85
INVERT EL.=6.5
221/16
N/F
OLDE ENGLISH VILLAGE-HAMPTON LTD. PARTNERSHIP
P.O. BOX 249
SEABROOK, NH 03874
BK. 4903 PG. 1277
I ROD (TO BE SET)
D-35357
LEGEND
R.R. SPK. RAILROAD SPIKE
I.P. IRON PIPE
I ROD IRON ROD FND. FOUND
ASSESSORS MAP AND PARCEL
WATER SHUT OFF
OHW OVER HEAD WIRE
UTILITY POLE
SEWER MAN HOLE
LOT NUMBER FROM RECORD PLAN
G APPROXIMATE GAS SERVICE
S APPROXIMATE SEWER SERVICE
W APPROXIMATE WATER SERVICE
PS PROPOSED SEWER SERVICE
PWS PROPOSED WATER SERVICE
GAS METER
PG PROPOSED GAS SERVICE
GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 INCH = 20'
ZONING DISTRICT
RB RESIDENCE B
MINIMUM REQUIREMENTS
AREA 10,000 S.F.
FRONTAGE 75'
BUILDING SETBACKS
FRONT 20'
SIDE 10'
REAR 10'
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN JUNE 2008.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
STATE OF NEW HAMPSHIRE No. 904 HENRY H. BOYDLE LICENSED LAND SURVEYOR
01-14-2009
LICENSED LAND SURVEYOR DATE
BUILDING PERMIT PLAN
IN
HAMPTON, NH
SHOWING
PROPOSED NEW DWELLINGS AT 446 WINNACUNNET ROAD (ASSESSORS MAP 221 LOTS 7-1 & 7-2)
RECORD OWNERS
DELL-STEVE REALTY TRUST
UNIT # 10 93 WINNACUNNET ROAD
HAMPTON, NH 03842
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689
2 1/20/09 REVISE DRIVEWAYS H.H.B.
1 1/13/09 REVISE DRIVEWAYS H.H.B.
NO. DATE DESCRIPTION BY
SCALE: 1"=20' DRWN. BY: R.S.G. PROJECT:P081031
DATE: JAN. 05, 2009 CHKD. BY: H.H.B. SHEET 1 OF 1


HIGH STREET
27
1A
LOCUS
GULSETH AVENUE
ACADIA AVENUE
KINGS HIGHWAY
OCEAN BOULEVARD
ATLANTIC OCEAN
WINNACUNNET ROAD
101
LOCUS MAP
NOT TO SCALE
UTILITIES NOTE
THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.
NOTES:
1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE SEE F.I.R.M. COMMUNITY PANEL 330132 0441 E EFFECTIVE DATE MAY 17, 2005.
"PLAT OF LAND IN AT 440 & 446 WIN 7 & MAP 208 LOT MEADOW POND FAR MILLENNIUM ENGINE
I ROD FND 36" ASH TREE
I ROD (TO BE SET)
N 25°29'54" E 34.41'
WIRE FENCE
239.43'
222.89'
209/34
N/F FRANK D. & THERESA BRUNETT 40 ESKER ROAD HAMPTON, NH 03842 BK. 4909 PG. 0994
9A D-35357
I ROD (TO BE SET)
S 63°27'08" E 8.25'
N 25°29'54" E
PAVED DRIVEWAY
221/7-1
LOT 1
24,133 S.F.
0.55 ACRES
444
#440
SEE BUILDING PLANS FOR EXACT DIMENSIONS
PROP. DECK
PROPOSED DWELLING
PROPOSED GARAGE
BUILDING SETBACK (TYPICAL)
221/7-2
LOT 2
23,358 S.F.
0.54 ACRES
175.24'
14.6'
D-35357
R.R. SPK. FND
I ROD FND
PROPOSED DRIVEWAY
EXTEND EXISTING
SMH RIM EL.=17.47
INVERT EL.=6.0
WINNACUNNET ROAD
EDGE OF PAVEMENT TYPICAL
S SLOPE = 0.0036'/FT. 15" R.C.P.
OHW
221/16
N/F OLDE ENGLISH VILLAGE-HAMPTON, LTD. PARTNERSHIP P.O. BOX 249 SEABROOK, NH 03874 BK. 4903 PG. 1277
SMH RIM EL=18.85
INVERT EL.=6.5
I ROD (TO BE SET)
LEGEND
R.R. SPK. RAILROAD SPIKE
I.P. IRON PIPE
I ROD IRON ROD
FND. FOUND
0/00 ASSESSORS MAP AND PARCEL
WATER SHUT OFF
OHW OVER HEAD WIRE
UTILITY POLE
SEWER MAN HOLE
00 LOT NUMBER FROM RECORD PLAN
G APPROXIMATE GAS SERVICE
S APPROXIMATE SEWER SERVICE
W APPROXIMATE WATER SERVICE
PS PROPOSED SEWER SERVICE
PWS PROPOSED WATER SERVICE
GAS METER
PG PROPOSED GAS SERVICE


PLAN REFERENCE
"PLAT OF LAND IN HAMPTON, NH SHOWING A LOT LINE ADJUSTMENT AT 440 & 446 WINNACUNNET ROAD (ASSESSORS MAP 221 LOT 6 & 7 & MAP 208 LOT 50) RECORD OWNERS DEL-STEVE REALTY TRUST MEADOW POND FARM CORPORATION MARY ELLEN RING LIVING TRUST" MILLENNIUM ENGINEERING, INC. SCALE:1"=30' 11-07-08 REV.12-9-08
221 7-1 221 7-2
RECORD OWNER
DELL-STEVE REALTY TRUST
UNIT # 10
93 WINNACUNNET ROAD
HAMPTON, NH 03842
BK. 4927 PG. 2693
SEE ALSO DEED FROM
MEADOW POND FARM CORPORATTION
I ROD FND
36" ASH TREE
209 34
N/F
FRANK D. & THERESA BRUNETTE
40 ESKER ROAD
HAMPTON, NH 03842
BK. 4909 PG. 0994
9A D-35357
209 39
N/F
MICHAEL P. WELSH
48 ESKER ROAD
HAMPTON, NH 03842
BK. 4910 PG. 0146
7A D-35357
WIRE FENCE
239.43'
222.89'
I ROD TO BE SET)
"08" E
5'
I ROD FND
S 59°39'17" E
84.39'
WIRE FENCE
I.P. FND. OUT OF POSITION (SEE DETAIL)
ZONING DISTRICT
RB RESIDENCE B
MINIMUM REQUIREMENTS
AREA 10,000 S.F.
FRONTAGE 75'
BUILDING SETBACKS
FRONT 20'
SIDE 10'
REAR 10'
221 7-1
LOT 1
24,133 S.F.
0.55 ACRES
444
E BUILDING PLANS EXACT DIMENSIONS
BUILDING SETBACK (TYPICAL)
BUILDING SETBACK (TYPICAL)
221 7-2
LOT 2
23,358 S.F.
0.54 ACRES
446
PROP. DECK
SEE BUILDING PLANS FOR EXACT DIMENSIONS
PROPOSED DWELLING
PROPOSED GARAGE
PROPOSED DWELLING
PROPOSED GARAGE
EXTEND EXISTING
PROPOSED DRIVEWAY
S 29°16'22" W
217.08'
222.89'
I.P. FND
0.3'
0.1'
217.08'
DETAIL
NOT TO SCALE
222 30
N/F
CROSSWAY TERRACE CONDOMINIUM ASSOCIATION
C/O FRANCIS A. BOTTE
171 HUGHLAND AVENUE
ARLINGTON, MA 02476-7846
BK. 2861 PG. 1387
SEE PLAN D-16957
GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 INCH = 20'
0.0036'/FT.
R.C.P.
SMH RIM EL=18.85
INVERT EL.=6.5
ROAD
I ROD (TO BE SET)
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.
I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN JUNE 2008.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.
STATE OF NEW HAMPSHIRE
No. 904
HENRY H. BOYD, JR.
LICENSED LAND SURVEYOR
01-14-2009
LICENSED LAND SURVEYOR
DATE
BUILDING PERMIT PLAN
IN
HAMPTON, NH
SHOWING
PROPOSED NEW DWELLINGS
AT 446 WINNACUNNET ROAD
(ASSESSORS MAP 221 LOTS 7-1 & 7-2)
RECORD OWNERS
DELL-STEVE REALTY TRUST
UNIT # 10 93 WINNACUNNET ROAD
HAMPTON, NH 03842
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689
NO. DATE DESCRIPTION BY
2 1/20/09 REVISE DRIVEWAYS H.H.B.
1 1/13/09 REVISE DRIVEWAYS H.H.B.
SCALE: 1"=20' DRWN. BY: R.S.G. PROJECT:P081031
DATE: JAN. 05, 2009 CHKD. BY: H.H.B. SHEET 1 OF 1

IF THIS STAMP IS NOT RED IT IS AN ILLEGAL SET OF PLANS
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Council of Publishing Home Designers

HOME DESIGN ALTERNATIVES

DESIGN NO. 0463

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING GENERAL BUILDING SPECIFICATIONS PERPARED BY HOME DESIGN ALTERNATIVES, INC.

BK 4982 PG 0177

BK 4982 PG 0175

BK 4927 PG 2693

STATE OF NEW HAMPSHIRE

BK 4495 PG 2020

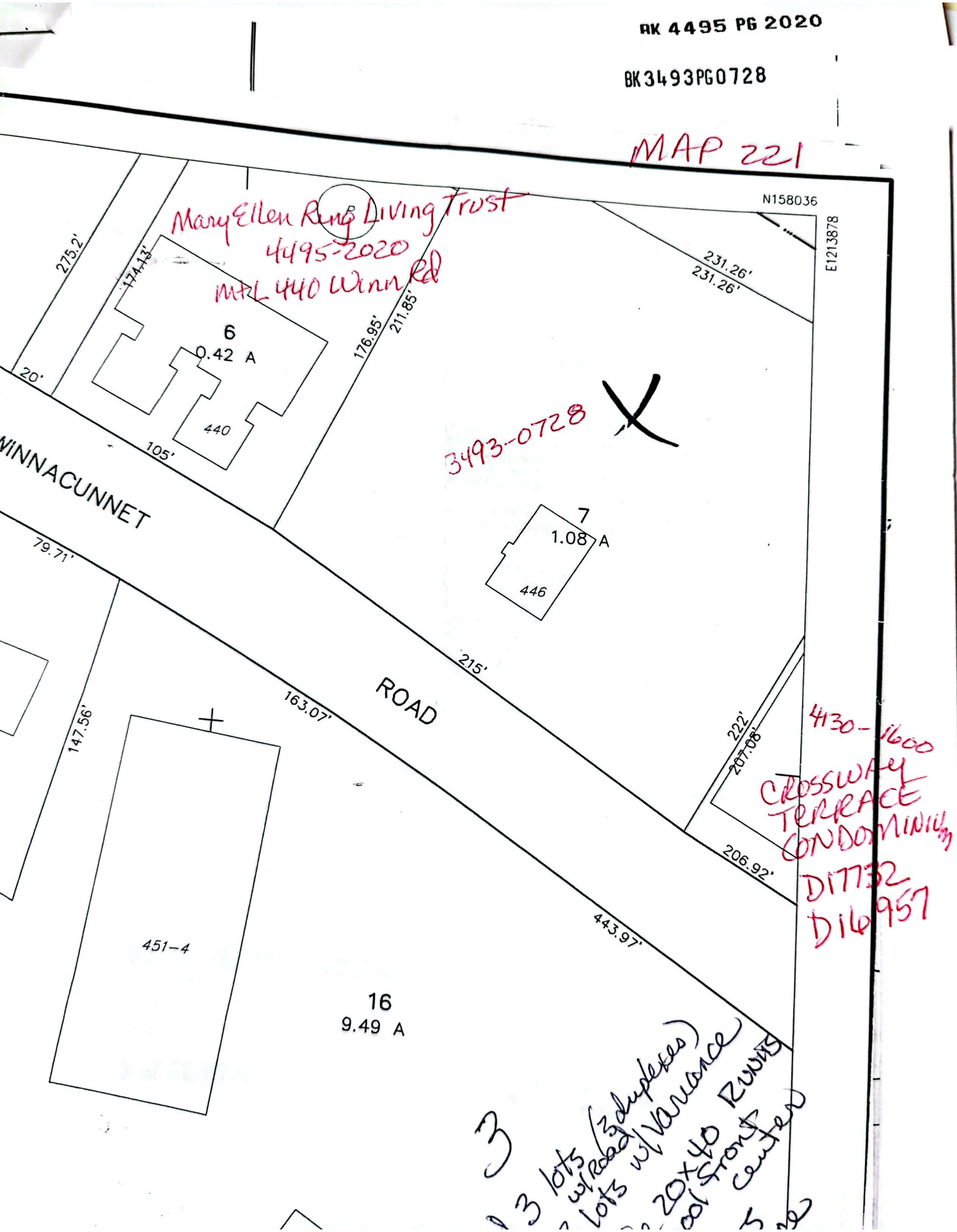
BK3493PG0728

al transfer, subject to the minimum transfer
ation has been paid, the Trust having been
: estate planning purposes as a testamentary
.10.**

QUITCLAIM DEED

THESE PRESENTS THAT I, Althea Merrill,
net Road, Hampton, New Hampshire 03842 for
ant to ALTHEA V. MERRILL, TRUSTEE OF THE
CABLE TRUST created under Trust Agreement
of 446 Winnacunnet Road, Hampton, New
itclaim Covenants, the following described

parcel of tillage land, with the buildings
nacunnet Road, Hampton, in the County of
New Hampshire containing one acre, more or
rth side of the Main Road leading from
nd bounded and described as follows:

BK 4495 PG 2020

BK3493PG0728